

# SAN ANTONIO PLANNING COMMISSION AGENDA



December 18, 2009



2:00 P.M.

Amelia Hartman, *Vice Chair*

Jose R. Limon, *Chair Pro Tem*

Dr. Sherry Chao-Hrenek

Andrea Rodriguez

Christopher M. Lindhorst

Lynda Billa Burke

Marcello Diego Martinez

Rolando H. Briones

Jody R. Sherrill



The Cliff Morton Development and Business Service Center, located at 1901 South Alamo Street is wheelchair-accessible. Accessible parking is located at the front of the building. Auxiliary Aids and Services are available upon request (Interpreters for the Deaf must be requested forty-eight [48] hours prior to the meeting). For Assistance, Call (210) 207-7245 Voice/TTY.

Please note that Citizens Comments are limited to three (3) minutes per person  
CALL (210) 207-0121 FOR ADDITIONAL INFORMATION ON ANY AGENDA ITEM BELOW.

## 1. PRELIMINARY ITEMS

### A. Work session, 1:15 P.M., Tobin Room

- Agenda items may be discussed (Planning and Development Services)
- Briefing on the Kelly/South San PUEBLO Community Plan Update (Planning and Development Services by Sidra Maldonado)
- Briefing on the Camelot I Neighborhood Plan Update (Planning and Development Services Department by Loretta Olson)

### 2. 2:00 P.M.– Call to Order, Board Room

### 3. Roll Call

### 4. Citizens to be heard

## 5. PUBLIC HEARINGS

### PLANNED UNIT DEVELOPMENT (PUD) PLANS:

Council	Ferguson
District	Index #

<b>A. 06-012A</b>	<b>Dove Canyon Subdivision</b>	<b>OCL 612 A-6</b>
	(On the south side of Dove Canyon, west of F.M. Loop 1604)	

<b>B. 09-006</b>	<b>Smithson Valley Subdivision</b>	<b>OCL 452 C-3</b>
	(On the north side of Smithson Valley, west of Laurie Michelle Road)	

\* Project is located in the Camp Bullis Notification Area.

## CONSENT AGENDA

**NOTICE TO THE PUBLIC:** All matters listed under "Consent Agenda" are considered by the Planning Commission to be routine, and have met all standards for development under state law, and will be enacted by one motion. There will be no separate discussion of these items unless any member of the Planning Commission requests that specific items be removed from the Consent Agenda and added to the Individual Consideration Agenda for discussion prior to the time the Planning Commission votes on the motion to adopt the Consent Agenda.

### **PUBLIC HEARINGS FOR ITEMS 6-7 HELD ABOVE:**

- |    |         |  |     |         |
|----|---------|--|-----|---------|
| 6. | 06-012A | <b>Dove Canyon Subdivision</b><br>(On the south side of Dove Canyon, west of F.M. Loop 1604)               | OCL | 612 A-6 |
| 7. | 09-006  | <b>Smithson Valley Subdivision</b><br>(On the north side of Smithson Valley, west of Laurie Michelle Road) | OCL | 452 C-3 |

### **PLATS:**

- |     |        |  |     |         |
|-----|--------|--|-----|---------|
| 8.  | 080138 | <b>Lariat Canyon Business Park*</b><br>(East of Blanco Road, south of Lariat Drive)                  | 9   | 516 C-4 |
| 9.  | 080162 | <b>Vista Pointe*</b><br>(On the east side of U.S. Highway 281, south of Encino Rio)                  | 9   | 483 D-6 |
| 10. | 080510 | <b>Canyon Road, PUD</b><br>(On the south side of Dove Canyon, west of F.M. Loop 1604)                | OCL | 612 A-6 |
| 11. | 090042 | <b>Pinnacle Montessori School</b><br>(On the east side of Bulverde Road, south of Canyon Parkway)    | 10  | 484 B-7 |
| 12. | 090234 | <b>Alamo Ranch Unit 22B</b><br>(On the east side of Roft Road, north of Rockwall Mill)               | OCL | 577 D-3 |
| 13. | 090245 | <b>River Rock Ranch Unit 2 PUD*</b><br>(Extending Silver Rock west from River Rock Ranch Unit 1 PUD) | OCL | 447 B-8 |
| 14. | 090327 | <b>KB Culebra Unit 3A PUD</b><br>(Extension of Stags Leaf, east of Robert Mondavi)                   | OCL | 577 B-1 |

---

## INDIVIDUAL CONSIDERATION

### **VARIANCES and APPEALS:**

- |     |            |  |   |         |
|-----|------------|--|---|---------|
| 15. | FPV 10-002 | <b>Pearl – Ice House</b> (floodplain variance)<br>(On the south side of E. Grayson Street, west of Isleta) | 1 | 617 A-2 |
|-----|------------|--|---|---------|

16. **FPV 10-003 Tennis Park at Whispering Oaks** (floodplain variance) **8** **549 E-3**  
(On the north side of Whisper Forest, east of Whisper Willow)
17. **060700 Valley View Unit 7** (time extension) **OCL 586 A-6**  
(On the north side of Binz-Engleman Road, west of Sunview Valley)
18. **09-09-014 Woodland Manor** (rights determination) **8** **549 A-2**  
(On the southeast side of Huebner, northeast of Honeycomb)

**LAND TRANSACTION:**

19. Briefing and consideration of a resolution for the sale of thirty-one (31) parcels of city-owned real property, located within the Tierra del Sol subdivision, to the Greater San Antonio Education Foundation (GSAEF) in connection with the City's District 7 Affordable Showcase of Homes (ASOH) Program for the total sum of \$91,500.00 (Housing and Neighborhood Services Department, by David D. Garza)

**COMPREHENSIVE MASTER PLAN:**

20. Case Number 10003 - Public hearing and consideration of a resolution amending the Land Use Plan contained in the IH 10 East Corridor Perimeter Plan, a component of the Master Plan of the City, by changing the use of approximately 8.013 acres located southeast of the intersection of Corner Parkway and Springfield Road, more specifically described by legal description: Lot 2, Block 2, New City Block 10597, from Light Industrial land use to Industrial land use. (Planning and Development Services Department by Loretta Olson)

**OTHER ITEMS:**

21. Consideration of a resolution re-appointing members to the Planning Commission Technical Advisory Committee (Planning and Development Services Department by Elizabeth Carol)
22. Consideration of a resolution appointing members to the Planning Commission Technical Advisory Committee (Planning and Development Services Department by Elizabeth Carol)
23. Approval of the minutes for the December 9, 2009 Planning Commission meeting.
24. Director's report
  - o Budget and Department Performance
  - o Camp Bullis Awareness Zone
  - o City Council Report
  - o Edwards Aquifer
  - o Professional Development Opportunity – conferences and workshops

- Steering Committee on Historic Preservation
- Technical Advisory Committee
- Transportation
- Unified Development Code

**25.** Executive Session: consultation on attorney-client matters (real estate, litigation, contracts, personnel, and security matters) as well as any of the above agenda items may be discussed

**26. ADJOURNMENT**



**PLANNING COMMISSION  
PLANNED UNIT DEVELOPMENT**

AGENDA ITEM NO: SA&C December 18, 2009

DOVE CANYON SUBDIVISION  
**PUD NAME**

06-012A  
**PLAN #**

**COUNCIL DISTRICT:** Outside San Antonio City Limits

**FERGUSON MAP GRID:** 612 A-6

**OWNER:** Lost Spurs Development Inc., by Donald L. Hudgins, Jr.

**ENGINEER:** Macina, Bose, Copeland & Assoc., Inc., by Robert A. Liesman, P.E.

**CASE MANAGER** Luz M. Gonzales, Planner (207-7898)

**Location:** On the south side of Dove Canyon, west of Loop 1604

**Zoning:** Outside San Antonio City Limits

**Plan is associated with:**

MDP 238D, Dove Creek, accepted on December 9, 2009

**Proposed Use:** Multi-Family

---

**APPLICANT'S PROPOSAL:**

To develop **24.688** acres consisting of 1 non-single family lot.

**DISCUSSION:**

The Planning Commission will hold a public hearing on the proposed replatting of this property on December 18, 2009. Six notices were mailed to the adjacent property owners, as of this writing, no written oppositions were submitted.

**DEDICATORY INSTRUMENTS:**

The dedicatory instrument (Legal Instrument) must be approved by the City Attorney as to legal form prior to any plat recordation and shall be recorded at the same time as the plat in accordance with UDC provision 35-344(i).

**STAFF RECOMMENDATION:**

Approval



**PLANNING COMMISSION  
PLANNED UNIT DEVELOPMENT**

AGENDA ITEM NO: 5B&7 December 18, 2009

SMITHSON VALLEY SUBDIVISION  
**PUD NAME**

09-006  
**PLAN #**

**COUNCIL DISTRICT:** Outside San Antonio City Limits

**FERGUSON MAP GRID:** 452 C-3

**OWNER:** Burdick Custom Homes, by Art Burdick

**ENGINEER:** Moy Civil Engineers, by Burt Wellman, P.E.

**CASE MANAGER** Larry Odis, Planner (207-0210)

**Location:** On the north side of Smithson Valley, west of Laurie Michelle Road

**Zoning:** Outside San Antonio City Limits

**Proposed Use:** Residential

**Major Thoroughfare:** Smithson Valley is a secondary arterial, Type A, minimum R.O.W. 86 feet

---

**APPLICANT'S PROPOSAL:**

To develop **79.30** acres consisting of **28** single family lots and **2** non-single family lots.

**DISCUSSION:**

**PUBLIC HEARING NOTE:**

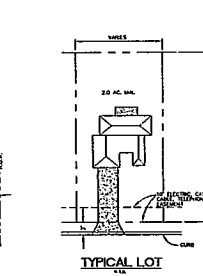
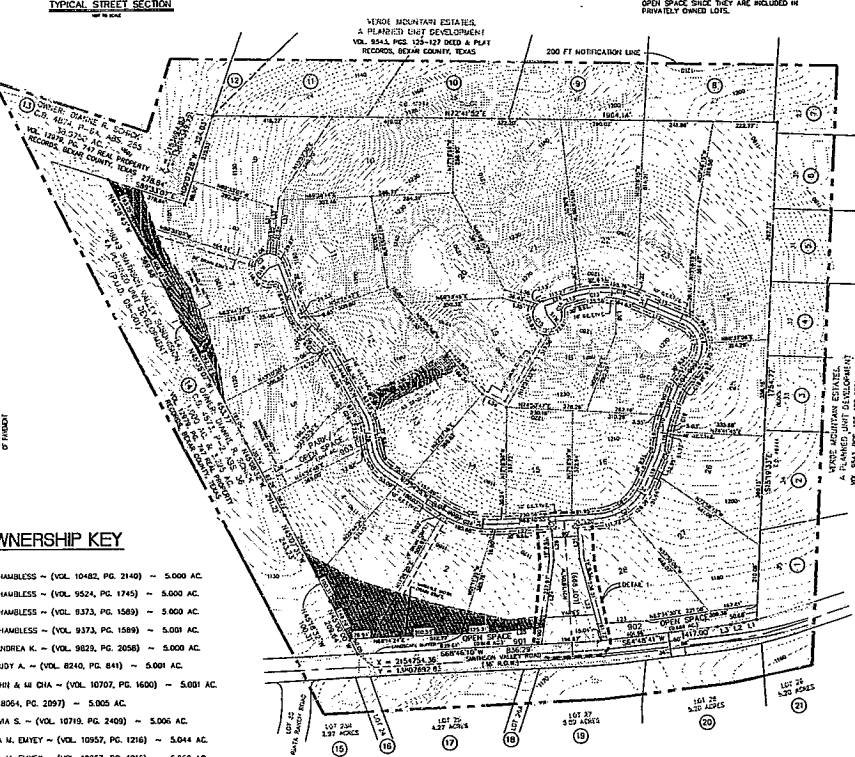
The Planning Commission will hold a public hearing on the proposed replatting of this property on December 18, 2009. Fourteen notices were mailed to the adjacent property owners, as of this writing, no written oppositions were submitted.

**DEDICATORY INSTRUMENTS:**

The dedicatory instrument (Legal Instrument) must be approved by the City Attorney as to legal form prior to any plat recordation and shall be recorded at the same time as the plat in accordance with UDC provision 35-344(i).

**STAFF RECOMMENDATION:**

Approval

[illegible]

## PROPERTY / OWNERSHIP KEY

- ① RECHER, BILL & PAULINE CHAMBLESS – (VOL. 10482, PG. 2140) – 5.000 AC.
- ② RECHER, BILL & PAULINE CHAMBLESS – (VOL. 9524, PG. 1745) – 5.000 AC.
- ③ RECHER, BILL & PAULINE CHAMBLESS – (VOL. 9373, PG. 1589) – 5.000 AC.
- ④ RECHER, BILL & PAULINE CHAMBLESS – (VOL. 9373, PG. 1589) – 5.001 AC.
- ⑤ McDONALD, THOMAS J. & ANDREA K. – (VOL. 9823, PG. 2058) – 5.000 AC.
- ⑥ KAWCECK, MICHAEL J., GUST AVA – (VOL. 8210, PG. 815) – 5.001 AC.
- ⑦ KOSCHENSKY SR., JUDY AN & DAVID – (VOL. 10707, PG. 1600) – 5.001 AC.
- ⑧ GRONA, JAMES W. – (VOL. 8054, PG. 2917) – 5.005 AC.
- ⑨ BAUFY, MICHAEL W. & SYLVIA S. – (VOL. 10709, PG. 2405) – 5.006 AC.
- ⑩ LINDI, PHILIP D. & ROLYN M. EMLEY – (VOL. 10557, PG. 1216) – 5.014 AC.
- ⑪ LINDI, PHILIP D. & HOLLY M. EMLEY – (VOL. 10557, PG. 1216) – 6.869 AC.
- ⑫ SCHOK, BRENDA KAY & ANASTY COOK – (VOL. 8244, PG. 1586) – 6.595 AC.
- ⑬ SCHOK, DANIANE R. – (VOL. 12975, PG. 747) – 30.875 AC.
- ⑭ SCHOK, DANIANE R. – (VOL. 12976, PG. 747) – 1.000 AC. & 3.285 AC.
- ⑮ ASVESTAS, DAVIO & JOSEPHINE – (VOL. 10914, PG. 1045) – 2.87 AC.
- ⑯ ASVESTAS, DAVIO & JOSEPHINE – (VOL. 6765, PG. 1313) – 5.56 AC.
- ⑰ CANTER, PHILIP S. & ANA LORANJE ZEPEDA – (VOL. 7388, PG. 1039) – 4.27 AC.
- ⑱ CANTER, PHILIP S. & ANA LORANJE ZEPEDA – (VOL. 7388, PG. 1039) – 4.52 AC.
- ⑲ OTTIER, JAMES DANIEL – (VOL. 7464, PG. 1562) – 5.09 AC.
- ⑳ TREWID, DANIEL & CATHARINE – (VOL. 8655, PG. 640) – 5.20 AC.
- ㉑ SALEM, BASSEL – (VOL. 10181, PG. 96) – 5.20 AC.

**UTILITY PURVEYORS**

WATER:	PRIVATE WATER WELLS
GAS, ELECTRIC:	CITY PUBLIC SERVICE
TELEPHONE:	GUADALUPE VALLEY TEL. CO.-OP.
CABLE TELEVISION:	TIME WARNER CABLE
SEWER:	ON-SITE SEWAGE FACULTY (EACH LOT)

**OWNER:** BURDOCK CUSTOM HOMES, INC.  
19210 HUEBNER RD., SUITE 100  
SAN ANTONIO, TEXAS 78258  
(210) 698-1700  
FAX (210) 698-0548

**LEGAL DESCRIPTION:**  
 BEING 79.30 ACRES OF LAND LOCATED IN THE AGAPITA CATTAN SURVEY NO. 255, COUNTY BLOCK 4874 AND THE ADAMS, BEATY & MORLIS SURVEY NO. 41, DISTRICT NO. 36, COUNTY BLOCK 4873, BEXAR COUNTY, TEXAS, AND BEING THAT SAME TRACT OF LAND CONVEYED TO PAMELA H. BURDICK, AS DESCRIBED IN VOLUME 11094, PAGE 1043, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.

IN VALLEY SUBDIVISION  
P.U.D. PLAN

**PLANNING COMMISSION  
SUBDIVISION**

AGENDA ITEM NO: 8 December 18, 2009

LARIAT CANYON  
BUSINESS PARK  
SUBDIVISION NAME

MAJOR PLAT

080138  
PLAT #

**COUNCIL DISTRICT:** 9

**FERGUSON MAP GRID:** 516 C-4

**OWNER:** Lariat Canyon Management L.L.C., by Luis Davis

**ENGINEER:** Jackson Engineering, by Mark A. Jackson, P.E.

**CASE MANAGER:** Robert Lombrano, Planner (207-5014)

**Date filed with Planning Commission:** December 3, 2009

**Location:** East of Blanco Road, south of Lariat Drive.

**Services Available:** Private Well and On Site Sewer Facility

**Zoning:** O-2 Commercial

ERZD Edwards Recharge Zone District

MLOD Military Lighting Overhead District

AHOD Airport Hazard Overlay District

**Proposed Use:** Commercial

**Major Thoroughfare:** Blanco Road is a secondary arterial, Type A, minimum R.O.W. 86 feet

---

**APPLICANT'S PROPOSAL:**

To plat 3.520 acres consisting of 2 non-single family lots.

**DISCUSSION:**

This plat lies within the Edwards Recharge Zone District and has been reviewed by the Aquifer Protection and Evaluation Section of the San Antonio Water Systems, as indicated in the attached report. No significant recharge features were observed on this site. This plan meets all of the requirements for development over the recharge zone.

Additionally, this plat lies within the Camp Bullis 5 Mile Awareness Zone and the tract is less than 10 acres and is not immediately adjoining the Camp Bullis or Camp Stanley Installation. Therefore, the review was not applicable in accordance with the executed Memorandum of Understanding.

However, the applicant will need to comply with the Military Lighting Overlay Zoning District Regulations (MLOD-1) of November 29, 2009 (Ordinance 2009-01-19-0947).

**STAFF RECOMMENDATION:**

Approval





July 02, 2008

Mr. Mark Jackson, P.E.  
Jackson Engineering  
2706 Oak Leigh  
San Antonio, Texas 78232

RE: File No. 0806010- Request for review of **Lariat Canyon Business Park**, Plat No. **080138**  
located south of the intersection of Blanco Rd and Lariat Drive

Dear Mr. Jackson:

On June 25, 2008, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System (SAWS) received a request to review a plat for the property referenced above. Staff reviewed the documentation submitted and conducted field observations of the referenced plat to ensure compliance with applicable requirements for development over the Edwards Aquifer Recharge Zone (EARZ). The land use of the subject plat is for commercial and consists of approximately 3.520 acres located entirely within the EARZ. No significant features were observed. The property is not within a 100-year floodplain preservation area.

The proposed development is a **Category 2** property under the provisions of Aquifer Protection Ordinance No. 81491. In accordance with Ordinance No. 81491, an Aquifer Protection Plan for all Category 2 and 3 properties is required to be submitted to and approved by the Aquifer Protection & Evaluation Section of the San Antonio Water System. An Aquifer Protection Plan has not been submitted to SAWS for approval at the time of this request. **The release of building/water service permits will be contingent on receipt and approval of the Aquifer Protection Plan.**

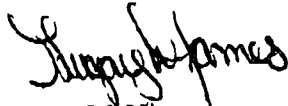
Should any documentation become available that would alter this Category designation, the documentation may be submitted to the San Antonio Water System for review and possible Category redesignation.

At the time of this request, it is unknown if a Water Pollution Abatement Plan (WPAP) or an Organized Sewage Collection System (SCS) Plan have been submitted to or approved by the Texas Commission on Environmental Quality (TCEQ). **No building permit will be released until a Water Pollution Abatement Plan has been submitted to and approved by TCEQ.**

After careful review of the project and the documentation submitted by the applicant, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System, recommends the approval of Lariat Canyon Business Park, Plat No. 080138.

If you have any questions regarding this matter, please contact the Aquifer Protection & Evaluation Section at (210) 233-3520.

Sincerely,

  
Kirk M. Nixon  
Manager  
Resource Protection Division

KMN:SMD

2800 U.S. Hwy. 281 North • P.O. Box 2449 • San Antonio, TX • 78298-2449 • www.saws.org



**PLANNING COMMISSION  
SUBDIVISION**

AGENDA ITEM NO: 9 December 18, 2009

VISTA POINTE  
SUBDIVISION NAME

MAJOR PLAT

080162  
PLAT #

**COUNCIL DISTRICT:** 9

**FERGUSON MAP GRID:** 483 D-6

**OWNER:** BCB Encino Holdings, LTD, by J.L. Guerra, Jr.

**ENGINEER:** Pape-Dawson Engineers, Inc., by Cara C. Tackett, P.E.

**CASE MANAGER:** Luz M. Gonzales, Planner (207-7898)

**Date filed with Planning Commission:** December 8, 2009

**Location:** On the east side of U.S. Highway 281, south of Encino Rio

**Services Available:** SAWS Water and Sewer

**Zoning:** C-3    General Commercial  
          ERZD   Edwards Recharge Zone District  
          MLOD   Military Lighting Overhead District

**PLAT is associated with:**

MDP 20 Encino Park, accepted on October 3, 1983

**Proposed Use:** Commercial

---

**APPLICANT'S PROPOSAL:**

To plat 9.76 acres consisting of 11 non-single family lots.

**DISCUSSION:**

This plat lies within the Edwards Recharge Zone District and has been reviewed by the Aquifer Protection and Evaluation Section of the San Antonio Water Systems, as indicated in the attached report. No significant recharge features were observed on this site. This plan meets all of the requirements for development over the recharge zone.

Additionally, this plat lies within the Camp Bullis 5 Mile Awareness Zone and the tract is less than 10 acres and is not immediately adjoining the Camp Bullis or Camp Stanley Installation. Therefore, the review was not applicable in accordance with the executed Memorandum of Understanding.

However, the applicant will need to comply with the Military Lighting Overlay Zoning District Regulations (MLOD-1) of November 29, 2009 (Ordinance 2009-01-19-0947).

**STAFF RECOMMENDATION:**

Approval

NOT TO SCALE

**PAPE-DAWSON ENGINEERS**

555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000  
FAX: 210.375.9010

**SUBDIVISION PLAT  
ESTABLISHING  
VISTA POINTE**

A 9.89 ACRE TRACT OF LAND BEING ALL OF A 9.33 ACRE TRACT CONVEYED TO BCG ENCINO HOLDINGS, LTD. RECORDED IN VOLUME 17918, PAGES 1789-1790 AND 0.34 ACRES OUT OF A 24.93 ACRE TRACT CONVEYED TO NORTHSIDE CHURCH OF CHRIST, INC. RECORDED IN VOLUME 12918, PAGES 1767-1776. BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS AND ALL OF THE SURVEY NUMBERS 92 & ABSTRACT 854, NEW CITY BLOCK 17586, COUNTY BLOCK 4750 IN THE CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS.

**SEWERAGE NOTE:**  
IN ACCORDANCE WITH SECTION 35-04(a)(1) OF THE UDC, SEWERAGE SHALL BE REQUIRED ON BOTH SIDES OF ALL INTERNAL STREETS AND ON THE SUBDIVISION SOLE OF ALL ADJACENT OR PERMITS STREETS.

**STREETCARE NOTE:**  
NO TRAFFIC PERMIT SHALL BE ISSUED FOR THIS SITE UNTIL A STREETCARE PLAN HAS BEEN APPROVED IN ACCORDANCE WITH SECTION 35-012 OF THE UDC DEVELOPMENT CODE.

**WATERWASTE WATER EDITION NOTE:**  
THE NUMBER OF EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAN ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

**IMPACT FEE PAYMENT DUE:**  
WATER AND WASTE IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

**SETBACK NOTE:**  
THE SETBACKS SHOWN ON THE PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

**WATER QUALITY NOTE:**  
THE MAINTENANCE OF THE WATER QUALITY POND (PRIVATE DRAINAGE EXISTENCE) SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION. LOT OWNERS, THEIR SUCCESSORS OR AGENTS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEAR COUNTY.

**TREE NOTE:**  
THE SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (AP # 102848) WHICH REQUIRES STRICT COMPLIANCE BY THE DEVELOPER AND PROPERTY OWNERS. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO, ARBORESCENCE OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR CONSULTATION WITH THE CITY ARBORESCENCE OFFICE.

**ACCESS NOTE:**  
OWNER SHALL PROVIDE SHARED CROSS ACCESS WITH ADJACENT LOTS. UDC-35-04(a).

**C.P.S. NOTES:**  
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY REQUIRED TO MAINTAIN AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES BY AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EXISTENCE," "ANCHOR EXISTENCE," "SERVICE EXISTENCE," "OVERHANG EXISTENCE," "STREET EXISTENCE," "CROSS EXISTENCE," AND "TRANSFORMER EXISTENCE" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING, OR REMOVING FACILITIES, INCLUDING POLES, HANGERS OR BUSTING WHEEL CABLES, CONDUITS, PREMISES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF ACCESS AND EGRESS OVER OR THROUGH ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EXISTENCE AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PLANTS THEREOF OR OTHER OBSTRUCTIONS WHICH OBSTRUCT OR HINDER THE INSTALLATION OF SAID LINES OR FACILITIES OR APPEARANCES THEREOF, IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS SHALL BE PLACED WITHIN SAID EXISTENCE AREA.

2. ANY C.P.S. EQUIPMENT LOCATED WITHIN THE EXISTENCE AREAS SHALL BE CHARGED TO THE PERSON OR PERSONS DESIGNATED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ADJUSTMENTS. SAID PERSONS SHALL BE RESPONSIBLE FOR THE COST OF ANY SUCH CHANGES OR ADJUSTMENTS. ANY CHANGING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EXISTENCES OR ANY OTHER EXISTENCE FOR UTILITY LINES, ETC., CONCRETE DRIVEWAYS APPROVED BY THE CITY OF SAN ANTONIO SHALL BE CHARGED TO THE PERSON OR PERSONS DESIGNATED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ADJUSTMENTS. ANY CHANGING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EXISTENCES OR ANY OTHER EXISTENCE FOR UTILITY LINES, ETC., CONCRETE DRIVEWAYS APPROVED BY THE CITY OF SAN ANTONIO SHALL BE CHARGED TO THE PERSON OR PERSONS DESIGNATED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ADJUSTMENTS.

3. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EXISTENCE AREAS PROVIDED ONLY BY REAR OF UNDERGROUND ELECTRIC AND GAS FACILITIES.

4. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EXISTENCE AREAS PROVIDED ONLY BY REAR OF UNDERGROUND ELECTRIC AND GAS FACILITIES.

5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EXISTENCE AREAS PROVIDED ONLY BY REAR OF UNDERGROUND ELECTRIC AND GAS FACILITIES.

6. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EXISTENCE AREAS PROVIDED ONLY BY REAR OF UNDERGROUND ELECTRIC AND GAS FACILITIES.

7. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EXISTENCE AREAS PROVIDED ONLY BY REAR OF UNDERGROUND ELECTRIC AND GAS FACILITIES.

8. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EXISTENCE AREAS PROVIDED ONLY BY REAR OF UNDERGROUND ELECTRIC AND GAS FACILITIES.

9. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EXISTENCE AREAS PROVIDED ONLY BY REAR OF UNDERGROUND ELECTRIC AND GAS FACILITIES.

10. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EXISTENCE AREAS PROVIDED ONLY BY REAR OF UNDERGROUND ELECTRIC AND GAS FACILITIES.

11. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EXISTENCE AREAS PROVIDED ONLY BY REAR OF UNDERGROUND ELECTRIC AND GAS FACILITIES.

12. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EXISTENCE AREAS PROVIDED ONLY BY REAR OF UNDERGROUND ELECTRIC AND GAS FACILITIES.

13. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EXISTENCE AREAS PROVIDED ONLY BY REAR OF UNDERGROUND ELECTRIC AND GAS FACILITIES.

14. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EXISTENCE AREAS PROVIDED ONLY BY REAR OF UNDERGROUND ELECTRIC AND GAS FACILITIES.

15. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EXISTENCE AREAS PROVIDED ONLY BY REAR OF UNDERGROUND ELECTRIC AND GAS FACILITIES.

16. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EXISTENCE AREAS PROVIDED ONLY BY REAR OF UNDERGROUND ELECTRIC AND GAS FACILITIES.

17. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EXISTENCE AREAS PROVIDED ONLY BY REAR OF UNDERGROUND ELECTRIC AND GAS FACILITIES.

18. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EXISTENCE AREAS PROVIDED ONLY BY REAR OF UNDERGROUND ELECTRIC AND GAS FACILITIES.

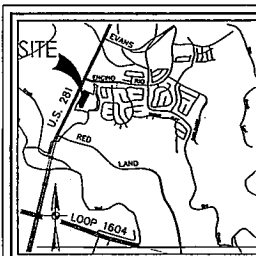
19. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EXISTENCE AREAS PROVIDED ONLY BY REAR OF UNDERGROUND ELECTRIC AND GAS FACILITIES.

20. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EXISTENCE AREAS PROVIDED ONLY BY REAR OF UNDERGROUND ELECTRIC AND GAS FACILITIES.

21. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EXISTENCE AREAS PROVIDED ONLY BY REAR OF UNDERGROUND ELECTRIC AND GAS FACILITIES.

22. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EXISTENCE AREAS PROVIDED ONLY BY REAR OF UNDERGROUND ELECTRIC AND GAS FACILITIES.

23. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EXISTENCE AREAS PROVIDED ONLY BY REAR OF UNDERGROUND ELECTRIC AND GAS FACILITIES.



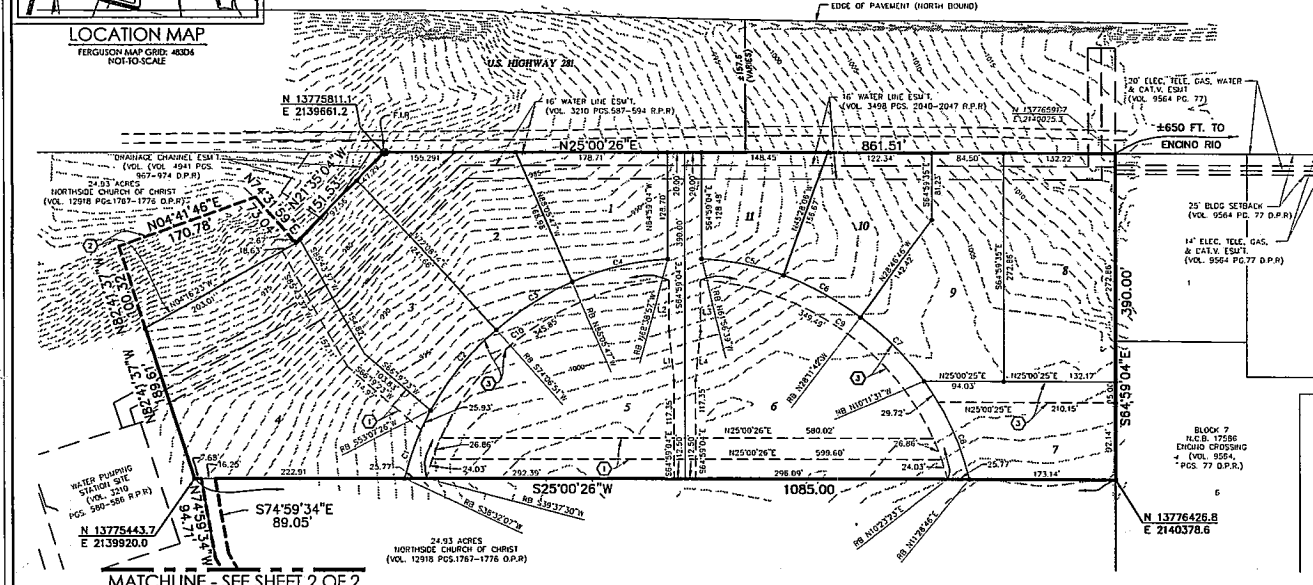
**LOCATION MAP**  
FERGUSON MAP GRID: 40304  
NOT TO SCALE

**GENERAL NOTES:**

- ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO AND BEAR COUNTY PUBLIC WORKS DEPARTMENT WHEN ON OFFICIAL BUSINESS MAY USE THE PRIVATE STREETS SHOWN ON THIS PLAT FOR ANY PURPOSE AT ANY TIME, WITHOUT LIABILITY AND THE CITY OF SAN ANTONIO AND BEAR COUNTY MAY REMOVE AT ANY TIME ANY AND ALL OBSTRUCTIONS OF ANY TYPE FROM THE PRIVATE STREETS AND ALLEYWAYS OF THE ROADWAY TO THE OWNER OR OWNERS OF THE CONSTRUCTION.
- THE MAINTENANCE OF ALL NECESSARY EXISTENCE, DRAINAGE EXISTENCE, WATER QUALITY EXISTENCE, TRAFFIC, SIGNALS, CIRCULATIONS, AND EASEMENTS OF ANY NATURE SHOWN ON THIS PLAT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEAR COUNTY.
- THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER SYSTEM TO THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER AND/OR WATER SYSTEM WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION PLAT.
- PRIVATE DRAINAGE EXISTENCE IS ESTABLISHED FOR THE BENEFIT OF LOTS 1 THROUGH 11, AS SHOWN ON THIS PLAT FOR WATER QUALITY APPEARANCES.

CURVE	LENGTH	RADIUS	ANGLE	DELTA	CHORD	CHORD BEARING
C1	87.00	342.00	23.78	23.78	86.85	S143°03'14"E
C2	125.29	342.00	63.35	205°59'25"	124.50	S28°22'44"E
C3	106.19	342.00	53.92	174°22'22"	105.26	S65°00'00"E
C4	116.08	342.00	58.60	167°08'49"	115.52	S117°38'38"W
C5	106.34	342.00	49.31	167°08'32"	105.00	S107°37'27"W
C6	103.17	342.00	51.92	174°22'24"	102.22	S65°00'00"E
C7	102.46	342.00	54.18	180°00'11"	102.03	S70°04'21"W
C8	123.50	342.00	65.48	214°50'17"	122.85	N09°21'23"W
C9	100.37	342.00	52.22	172°33'52"	99.79	S64°12'29"W
C10	956.74	917.00	298.08	214°21'25"	371.15	S14°11'16"E

LINE	LENGTH	BEARING
L1	59.35	N27°04'11"W
L2	50.95	S64°19'04"E
L3	29.99	N64°10'12"W
L4	59.53	N69°12'09"W



STATE OF TEXAS  
COUNTY OF BEAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DUTY AUTHORIZED AGENT, DEDICATED TO THE USE OF THE PUBLIC, EXCEPT AREAS DESIGNATED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREIN SHOWN FOR THE PURPOSE AND CONSIDERATION THEREBY EXPRESSED.

OWNER/DEVELOPER: MR. J.L. GUERRA, JR.  
BCG ENCINO HOLDINGS, LTD.  
11202 DISCO  
SAN ANTONIO, TEXAS 78216  
(210) 495-8777

STATE OF TEXAS  
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D.

NOTARY PUBLIC, BEAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DUTY AUTHORIZED AGENT, DEDICATED TO THE USE OF THE PUBLIC, EXCEPT AREAS DESIGNATED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREIN SHOWN FOR THE PURPOSE AND CONSIDERATION THEREBY EXPRESSED.

OWNER/DEVELOPER: MR. PRESLEY ORSBURN  
NORTHSIDE CHURCH OF CHRIST  
16138 SAN PEDRO AVE.  
SAN ANTONIO, TEXAS 78232  
(210) 494-1907

STATE OF TEXAS  
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D.

NOTARY PUBLIC, BEAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THE PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

STATE OF TEXAS  
COUNTY OF BEAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR

**LEGEND**

- DR DEED RECORDS OF BEAR COUNTY, TEXAS
- OPR OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS
- DPR DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS
- ROW RIGHT OF WAY
- FR FOUND 1/2" BROWN
- FR FOUND 1/2" BROWN ROAD WITH YELLOW CAP MARKED "PAPE-DAWSON"
- FTE FINISHED FLOOR ELEVATION
- SS SANITARY SEWER
- CV CLEAR VISION
- DR DRAINAGE
- CB COUNTY BLOCK
- RB RADIAL BEARING
- NEW NEW CITY BLOCK
- EXISTING EXISTING CONTOUR
- PROPOSED PROPOSED 5' CONTOUR
- 25' INGRESS / EGRESS EASEMENT
- PRIVATE DRAINAGE EASEMENT
- VARIABLE WIDTH INGRESS / EGRESS EASEMENT

**SURVEYOR'S NOTES:**  
1. 1/2" BROWN ROAD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT CORNERS EXCEPT OTHERWISE NOTED.  
2. CORNER MARKS SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (COORD. 1983) EXCEPT IN GRID VALUES COINED FROM NOT COOPERATIVE CORNERS AND STATION POINT.  
3. DIMENSIONS SHOWN ARE SURFACE.  
4. EASEMENTS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (COORD. 1983), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

**TITLE NOTES:**  
1. FOR RESIDENTIAL DEVELOPMENT ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE LOT SIZES AND/OR SLOPE ADJUSTMENT MEASURES FOR FUTURE ROAD INTERSECTION.  
2. CONCRETE DRIVEWAYS ARE REQUIRED FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT OF WAY.  
3. MINIMUM ACCESS POINTS TO STATE HIGHWAY FROM THE PROPERTY SHALL BE REQUIRED AND AS DICHED BY REQUIREMENTS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS. PROPERTIES ARE ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE ACCESS POINT AND/OR 50' BASED ON THE OFFICIAL PLATTED HIGHWAY FRONTAGE OF LOT 1.  
4. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY NCHRP PRIOR TO CONSTRUCTION WITHIN STATE RIGHT OF WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE AS DIRECTED BY NCHRP.

**EDWARDS'S RECHARGE NOTES:**  
1. THE SUBDIVISION IS WITHIN THE EDWARDS RECHARGE ZONE. TO THE EXTENT APPLICABLE, DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE 10, DIVISION 1 OF THE SAN ANTONIO CITY CODE ENTITLED "WATER RECHARGE ZONE AND WATERED PROTECTION" OR LATER REVISIONS THEREOF.  
2. NO PERSON SHALL CONSIDER THE CONTRIBUTION OF ANY REGULATED ACTIVITY OVER AN EDWARDS AQUIFER PROTECTION PLAN (PAPER POSITION ATTACHED PLAN OR "PAP") OR MODIFICATION TO AN EDWARDS AQUIFER PROTECTION PLAN RECORDED BY 2013.03.03 TO THE TEXAS WATER CODE OR LATER REVISION THEREOF, HAS BEEN FILED WITH THE APPROPRIATE REGIONAL TCO OFFICE, AND THE APPROVED HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE REGIONAL TCO OFFICE.

THIS PLAT OF **VISTA POINTE** HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION, DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.

BY: \_\_\_\_\_ CHAIRMAN

BY: \_\_\_\_\_ SECRETARY

LAND DEVELOPMENT  
SERVICES DIVISION  
08 JUL 10 PM 3:12

**CERTIFICATE OF APPROVAL**

THE UNDERSIGNED COUNTY CLERK OF BEAR COUNTY, TEXAS, AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS, AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT OF BEAR COUNTY, TEXAS, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

ATTEST:

COUNTY JUDGE, BEAR COUNTY, TEXAS

COUNTY CLERK, BEAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEAR

I, \_\_\_\_\_, COUNTY CLERK OF BEAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D., AT \_\_\_\_\_ A.M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D., AT \_\_\_\_\_ A.M. IN THE DEED AND PLAT RECORDS OF BEAR COUNTY, IN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, ON PAGE \_\_\_\_\_ IN INSTRUMENT WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.

COUNTY CLERK, BEAR COUNTY, TEXAS

SHEET 1 OF 2



**PAPE-DAWSON  
ENGINEERS**

SUBDIVISION PLAT  
ESTABLISHING  
VISTA POINTE

SHEET 2 OF 2 BY: \_\_\_\_\_ DEPT: \_\_\_\_\_

GRID: 48306  
SCALE

MATCHLINE - SEE SHEET 1 OF 2

DN	DEED RECORDS OF BEXAR COUNTY, TEXAS	SS	SANITARY SEWER
OPR	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS	CV	CLEAR VIEW
DR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	CR	CR DRAINAGE
ROW	RIGHT OF WAY	CB	CURB BLOCK
		NR	RADIAL BEARING
FOR	FOUND 1/2" BROWN ROD	NC	NEW CITY BLOCK
FR	FOUNDED 1/2" BROWN ROD WITH YELLOW CAP MARKED "PAF DAWSON"	-- 1140 --	EXISTING CONCRETE
FTE	FINISHED FLOOR ELEVATION	--- 1140 ---	PROPOSED 5' CONCRETE
		①	25" INGRESS / EGRESS
		②	PRIVATE DRAINAGE
		③	VARIABLE WIDTH 1/2" INGRESS

1. THIS SUBDIVISION IS WITHIN THE EDWARDS RECHARGE ZONE. TO THE EXTENT APPLICABLE, DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERFED PROTECTION," OR LATEST REVISIONS THEREOF.

2. NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNLESS AN EDWARDS AQUIFER PROTECTION PLAN ("WATER POLLUTION ABATEMENT PLAN" OR "WPAP") OR MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY 30 TAC 213.5 OF THE TEXAS WATER CODE, OR LATEST REVISION THEREOF, HAS BEEN FILED WITH THE APPROPRIATE REGIONAL TCEQ OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE REGIONAL TCEQ OFFICE.

AND DEVELOPMENT  
SERVICES DIVISION

08 JUL 10 PM 3:12

THIS PLAN OF VISTA POINTE HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION, DATED THIS 20 DAY OF NOV, 2004 A.D.

BY: \_\_\_\_\_ CHAIRMAN

BY: \_\_\_\_\_ SECRETARY

Date: Jul 10, 2008, 9:08am User ID: SJoseph  
File: P:\68\10\01\DESIGN\CIVIL\Plot\PL681001.dwg

**VISTA POINTE**

JOB NO. 6810-01



December 16, 2008

Ms. Tammara L. Miller, P.E.  
Pape-Dawson Engineers  
555 East Ramsey  
San Antonio, Texas 78216

RE: File No. 0812002 - Request for review of **Vista Pointe Subdivision, Plat No. 080162**  
located on the eastside of US 281 North and south of Encino Rio

Dear Ms. Miller:

On December 12, 2008, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System (SAWS) received a request to review a plat for the property referenced above. Staff reviewed the documentation submitted and conducted field observations of the referenced plat to ensure compliance with applicable requirements for development over the Edwards Aquifer Recharge Zone (EARZ). The land use of the subject plat is for commercial and consists of approximately 9.750 acres located entirely within the EARZ. No significant features were observed. The property is not within the 100-year floodplain preservation area.

The proposed development is a **Category 1** property under the provisions of Aquifer Protection Ordinance No. 81491-File No. 1676. Should any documentation become available that would alter this Category designation, the documentation may be submitted to the San Antonio Water System for review and possible Category redesignation.

A Water Pollution Abatement Plan (WPAP) and an Organized Sewage Collection System (SCS) Plan has been submitted to the Texas Commission on Environmental Quality (TCEQ) and approved in their letters dated April 14, 2008, and October 28, 2008, respectively.

After careful review of the project and the documentation submitted by the applicant, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System, recommends the approval of Vista Pointe Subdivision, Plat No. 080162.

If you have any questions regarding this matter, please contact the Aquifer Protection & Evaluation Section at (210) 233-3523.

Sincerely,

A handwritten signature in black ink, appearing to read "Kirk M. Nixon".

Kirk M. Nixon  
Manager  
Resource Protection Division

RECEIVED  
09 DEC -2 PM 4:15  
LAND DEVELOPMENT  
SERVICES DIVISION

KMN:GDJ:pzg

**PLANNING COMMISSION  
SUBDIVISION**

AGENDA ITEM NO: 10 December 18, 2009

CANYON ROAD, PUD  
SUBDIVISION NAME

MAJOR PLAT

080510  
PLAT #

**COUNCIL DISTRICT:** Outside San Antonio City Limits

**FERGUSON MAP GRID:** 612 A-6

**OWNER:** Lost Spurs Development Incorporated, by Donald L. Hudgins, Jr.

**ENGINEER:** Macina Bose Copeland & Associates, Inc., by David L. Allen, P.E.

**CASE MANAGER:** Richard Carrizales, Planner (207-8050)

**Date filed with Planning Commission:** December 18, 2009

**Location:** On the south side Dove Canyon, west of Loop 1604

**Services Available:** Bexar Metropolitan Water District and SAWS Sewer

**Zoning:** Outside San Antonio City Limits

**Plat is associated with:**

MDP 238D, Dove Creek, accepted on December 9, 2009

PUD 06-012A Dove Canyon approval being considered in conjunction with the plat.

**Proposed Use:** Multi-family

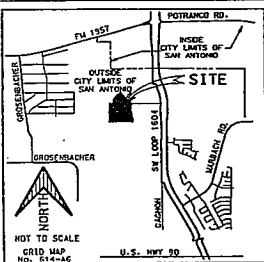
---

**APPLICANT'S PROPOSAL:**

To plat **26.60** acres consisting of **1** non-single family lot.

**STAFF RECOMMENDATION:**

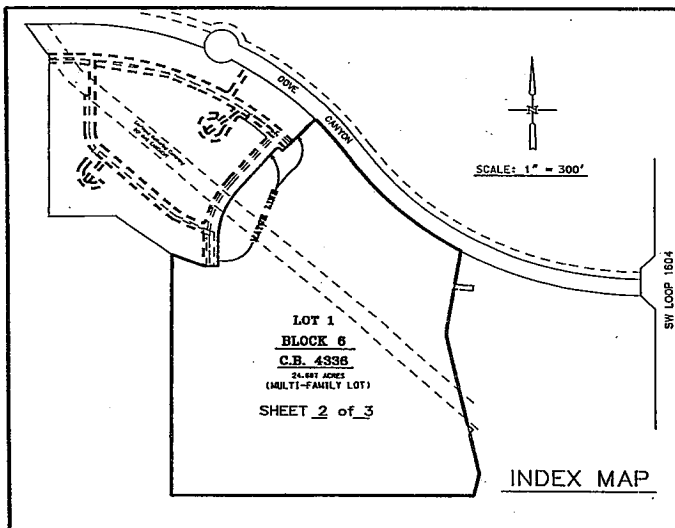
Approval



LOCATION MAP  
NOT TO SCALE

GENERAL NOTES:

1. BEAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRAINS, PARKS, EASEMENTS OF ANY KIND, GREENBELTS NOR OPEN SPACES. THIS MAINTENANCE IS THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION OR OWNER OF RECORDS.
2. THE SETBACKS IMPOSED ON THIS PLAY ARE AT THE DISCRETION OF THE DEVELOPER OR BEAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.
3. ESTABLISHING ONE (1) MULTI-FAMILY LOT.



MACINA, BOSE, COPELAND & ASSOCIATES, INC.  
CONSULTING ENGINEERS AND LAND SURVEYORS  
1035 Central Parkway North, San Antonio, Texas 78232  
TEXAS REGISTERED ENGINEERING FIRM F-784

www.mbcengineering.com 30083-0569 TEL. No. (210) 545-1122

**BEXAR IMPACT FEE PAYMENT DUES**  
WATER IMPACT FEES MUST BE PAID AT THE TIME OF PLATTING FOR THIS PLAY. ALL IMPACT FEES MUST BE PAID PRIOR TO LISTED HEREIN.

**WASTEWATER FEE NOTES:** THE NUMBER OF WASTEWATER EQUIVALENT UNITS (EQUIV) PAID FOR THIS SUBDIVISION PLAY ARE SET ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

**DRAINAGE NOTES:** NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPROVE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAY. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WITHIN ALTERNATE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT OF EGRESS AND EGRESS OVER ANYONE'S PROPERTY TO REMOVE ANY IMPROVEMENTS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

**NOTE:** FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 15' ABOVE FINISH ADJACENT GRADE.

**MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT ABOVE THE FINISHED FLOOR ELEVATION OF THE 100-YEAR ULTIMATE DEVELOPMENT.**

**CPS NOTES:** THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DESIGNATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESCRIBED ON THIS PLAY AS "ELECTRIC EASEMENT", "GAS EASEMENT", "JUNCTION EASEMENT", "SERVICE EASEMENT", "HYDRO-PNEUMATIC EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMATION EASEMENT" FOR THE PURPOSES OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, INSPECTING, PATROLLING, AND CREATING POLES, TOWERING, HAVING VICES, CABLES, CONDUITS, PIPELINES OR TRANSDUCERS, AS WELL AS ITS NECESSARY APPURTENANCES, INCLUDING THE RIGHT OF TRAVEL AND EGRESS OVER ANYONE'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH OBSTRUCT OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES, INDEED, IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

**CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE COVERED ONLY BY SEWER LOTS UNDERGROUND ELECTRIC AND GAS FACILITIES.**

**ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.**

**ANY OPS MOUNTAIN LOSS RESULTING FROM MODIFICATIONS REQUIRED BY CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.**

**THIS PLAY DOES NOT ALTER, ALTER, RELEASE, OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.**

CURVE DATA									
NO.	RADIUS	DELTA	TANGENT	LENGTH	CHORD	BEG. CH. DIST.	END. CH. DIST.		
C1	997.00'	00°40'10"	5.83'	11.65'	S44°45'53"E	11.65'	11.65'		
C2	10.00'	92°01'56"	10.36'	16.06'	N88°53'04"E	14.39'	14.39'		
C3	275.00'	42°20'36"	106.51'	203.23'	N21°41'48"E	198.65'	198.65'		
C4	1157.00'	08°04'38"	81.69'	163.11'	S40°25'50"E	162.91'	162.91'		
C5	1243.00'	24°25'13"	269.17'	530.15'	S40°40'30"E	526.14'	526.14'		
C6	350.52'	08°37'09"	26.41'	52.73'	S06°02'02"W	52.68'	52.68'		
C7	370.52'	08°40'42"	28.05'	56.01'	N06°00'03"E	55.96'	55.96'		
C8	1349.00'	08°07'44"	95.66'	131.00'	S43°04'46"E	130.84'	130.84'		
C9	1358.00'	08°07'28"	97.22'	134.12'	N43°05'07"E	133.96'	133.96'		
C10	1031.00'	05°25'12"	46.80'	97.64'	N41°44'13"W	97.63'	97.63'		
C11	1051.00'	05°25'11"	49.74'	99.41'	S41°44'13"E	99.38'	99.38'		
C12	315.00'	42°20'36"	122.00'	232.80'	N21°41'48"E	227.53'	227.53'		

OWNER / DEVELOPER

LOST SPURS DEVELOPMENT INCORPORATION  
722 N. MAIN ST.  
FORT WORTH, TEXAS 76106

ESTABLISHING:  
1 MULTI-FAMILY LOT

SHEET 1 OF 3 080510

SUBDIVISION PLAT ESTABLISHING  
CANYON ROAD  
SUBDIVISION P.U.D.

BEING A 26.600 ACRE TRACT OF LAND OUT OF A 327.100 ACRE TRACT OF LAND OUT OF THE MICHAEL RAMEL SURVEY NO. 64 1/2, ABSTRACT NO. 634, C.B. 4336, RECORDED IN VOLUME 8431 PAGE 1654, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF TARRANT  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LOST SPURS DEVELOPMENT INCORPORATION, IDENTIFIED TO ME BY THE SIGNATURE OF DAVID L. ALLEN, A PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE CO-SUBSCRIBED TO THE FOREGOING INSTRUMENT AND SUBSCRIBED HEREIN AS PRIVATE, IN THE CAPACITY THEREIN STATED.

LOST SPURS DEVELOPMENT INCORPORATION  
121-181 ACTON ST. #100  
FORT WORTH, TEXAS 76106

NOTARY PUBLIC  
BEXAR COUNTY, TEXAS  
My Comm. Exp. 04-20-10

STATE OF TEXAS  
COUNTY OF BEXAR  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LOST SPURS DEVELOPMENT INCORPORATION, IDENTIFIED TO ME BY THE SIGNATURE OF DAVID L. ALLEN, A PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE CO-SUBSCRIBED TO THE FOREGOING INSTRUMENT AND SUBSCRIBED HEREIN AS PRIVATE, IN THE CAPACITY THEREIN STATED.

LOST SPURS DEVELOPMENT INCORPORATION  
121-181 ACTON ST. #100  
FORT WORTH, TEXAS 76106

NOTARY PUBLIC  
BEXAR COUNTY, TEXAS  
My Comm. Exp. 04-20-10

STATE OF TEXAS  
COUNTY OF BEXAR  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LOST SPURS DEVELOPMENT INCORPORATION, IDENTIFIED TO ME BY THE SIGNATURE OF DAVID L. ALLEN, A PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE CO-SUBSCRIBED TO THE FOREGOING INSTRUMENT AND SUBSCRIBED HEREIN AS PRIVATE, IN THE CAPACITY THEREIN STATED.

LOST SPURS DEVELOPMENT INCORPORATION  
121-181 ACTON ST. #100  
FORT WORTH, TEXAS 76106

NOTARY PUBLIC  
BEXAR COUNTY, TEXAS  
My Comm. Exp. 04-20-10

STATE OF TEXAS  
COUNTY OF BEXAR  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LOST SPURS DEVELOPMENT INCORPORATION, IDENTIFIED TO ME BY THE SIGNATURE OF DAVID L. ALLEN, A PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE CO-SUBSCRIBED TO THE FOREGOING INSTRUMENT AND SUBSCRIBED HEREIN AS PRIVATE, IN THE CAPACITY THEREIN STATED.

LOST SPURS DEVELOPMENT INCORPORATION  
121-181 ACTON ST. #100  
FORT WORTH, TEXAS 76106

NOTARY PUBLIC  
BEXAR COUNTY, TEXAS  
My Comm. Exp. 04-20-10

STATE OF TEXAS  
COUNTY OF BEXAR  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LOST SPURS DEVELOPMENT INCORPORATION, IDENTIFIED TO ME BY THE SIGNATURE OF DAVID L. ALLEN, A PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE CO-SUBSCRIBED TO THE FOREGOING INSTRUMENT AND SUBSCRIBED HEREIN AS PRIVATE, IN THE CAPACITY THEREIN STATED.

LOST SPURS DEVELOPMENT INCORPORATION  
121-181 ACTON ST. #100  
FORT WORTH, TEXAS 76106

NOTARY PUBLIC  
BEXAR COUNTY, TEXAS  
My Comm. Exp. 04-20-10

STATE OF TEXAS  
COUNTY OF BEXAR  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LOST SPURS DEVELOPMENT INCORPORATION, IDENTIFIED TO ME BY THE SIGNATURE OF DAVID L. ALLEN, A PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE CO-SUBSCRIBED TO THE FOREGOING INSTRUMENT AND SUBSCRIBED HEREIN AS PRIVATE, IN THE CAPACITY THEREIN STATED.

LOST SPURS DEVELOPMENT INCORPORATION  
121-181 ACTON ST. #100  
FORT WORTH, TEXAS 76106

NOTARY PUBLIC  
BEXAR COUNTY, TEXAS  
My Comm. Exp. 04-20-10

STATE OF TEXAS  
COUNTY OF BEXAR  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LOST SPURS DEVELOPMENT INCORPORATION, IDENTIFIED TO ME BY THE SIGNATURE OF DAVID L. ALLEN, A PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE CO-SUBSCRIBED TO THE FOREGOING INSTRUMENT AND SUBSCRIBED HEREIN AS PRIVATE, IN THE CAPACITY THEREIN STATED.

LOST SPURS DEVELOPMENT INCORPORATION  
121-181 ACTON ST. #100  
FORT WORTH, TEXAS 76106

NOTARY PUBLIC  
BEXAR COUNTY, TEXAS  
My Comm. Exp. 04-20-10

STATE OF TEXAS  
COUNTY OF BEXAR  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LOST SPURS DEVELOPMENT INCORPORATION, IDENTIFIED TO ME BY THE SIGNATURE OF DAVID L. ALLEN, A PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE CO-SUBSCRIBED TO THE FOREGOING INSTRUMENT AND SUBSCRIBED HEREIN AS PRIVATE, IN THE CAPACITY THEREIN STATED.

LOST SPURS DEVELOPMENT INCORPORATION  
121-181 ACTON ST. #100  
FORT WORTH, TEXAS 76106

NOTARY PUBLIC  
BEXAR COUNTY, TEXAS  
My Comm. Exp. 04-20-10

STATE OF TEXAS  
COUNTY OF BEXAR  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LOST SPURS DEVELOPMENT INCORPORATION, IDENTIFIED TO ME BY THE SIGNATURE OF DAVID L. ALLEN, A PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE CO-SUBSCRIBED TO THE FOREGOING INSTRUMENT AND SUBSCRIBED HEREIN AS PRIVATE, IN THE CAPACITY THEREIN STATED.

LOST SPURS DEVELOPMENT INCORPORATION  
121-181 ACTON ST. #100  
FORT WORTH, TEXAS 76106

NOTARY PUBLIC  
BEXAR COUNTY, TEXAS  
My Comm. Exp. 04-20-10

STATE OF TEXAS  
COUNTY OF BEXAR  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LOST SPURS DEVELOPMENT INCORPORATION, IDENTIFIED TO ME BY THE SIGNATURE OF DAVID L. ALLEN, A PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE CO-SUBSCRIBED TO THE FOREGOING INSTRUMENT AND SUBSCRIBED HEREIN AS PRIVATE, IN THE CAPACITY THEREIN STATED.

LOST SPURS DEVELOPMENT INCORPORATION  
121-181 ACTON ST. #100  
FORT WORTH, TEXAS 76106

NOTARY PUBLIC  
BEXAR COUNTY, TEXAS  
My Comm. Exp. 04-20-10

STATE OF TEXAS  
COUNTY OF BEXAR  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LOST SPURS DEVELOPMENT INCORPORATION, IDENTIFIED TO ME BY THE SIGNATURE OF DAVID L. ALLEN, A PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE CO-SUBSCRIBED TO THE FOREGOING INSTRUMENT AND SUBSCRIBED HEREIN AS PRIVATE, IN THE CAPACITY THEREIN STATED.

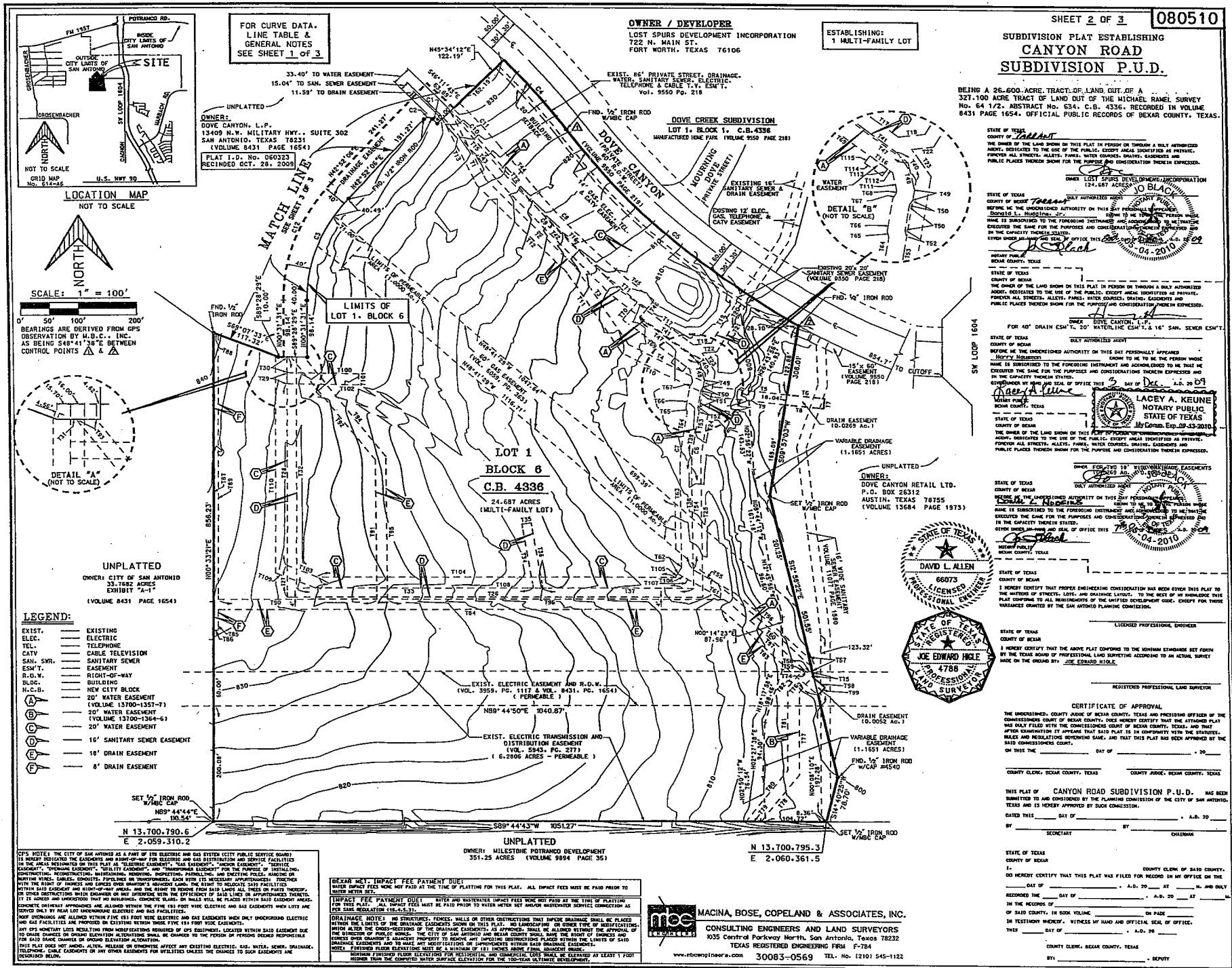
LOST SPURS DEVELOPMENT INCORPORATION  
121-181 ACTON ST. #100  
FORT WORTH, TEXAS 76106

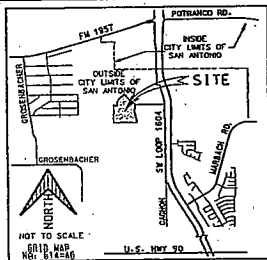
NOTARY PUBLIC  
BEXAR COUNTY, TEXAS  
My Comm. Exp. 04-20-10

STATE OF TEXAS  
COUNTY OF BEXAR  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LOST SPURS DEVELOPMENT INCORPORATION, IDENTIFIED TO ME BY THE SIGNATURE OF DAVID L. ALLEN, A PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE CO-SUBSCRIBED TO THE FOREGOING INSTRUMENT AND SUBSCRIBED HEREIN AS PRIVATE, IN THE CAPACITY THEREIN STATED.

LOST SPURS DEVELOPMENT INCORPORATION  
121-181 ACTON ST. #100  
FORT WORTH, TEXAS 76106

NOTARY PUBLIC  
BEXAR COUNTY, TEXAS  
My Comm. Exp. 04-20-10



LOCATION MAP  
NOT TO SCALE

**BEXAR CO. IMPACT FEE PAYMENT DUE:**  
WATER IMPACT FEE: \$100.00 PER AC. OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET.

**WASTEWATER EDD NOTE:** THE NUMBER OF WASTEWATER EQUIPMENT DRAINING UNITS (EDU) PAID FOR THIS SUBDIVISION PLAN AND COPY OF THIS PLAN AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.

**DRAINAGE NOTE:** NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS SHALL ALTER THE CROSS-SECTION OF THE DRAINAGE EASEMENTS. AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF EASEMENT AND ACCESS OVER OWNERS' EASEMENTS TO MAINTAIN OR IMPROVE ANY IMPEDING OBSTRUCTIONS WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

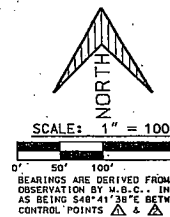
**NOTES:** FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 1.5 FEET ABOVE THE 100-YEAR FLOOD ELEVATION. FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT ABOVE THE COMPLETED WATER SURFACE ELEVATION FOR THE 100-YEAR FLOOD DEVELOPMENT.

**CPS NOTE:** THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM PUBLIC SERVICE BOND IS HEREBY DESIGNATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS RESERVATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "WATER EASEMENT", "SEWER EASEMENT", "DRAINAGE EASEMENT", "UTILITY EASEMENT", AND "TRANSPORTATION EASEMENT" FOR THE PURPOSE OF INSTALLING, MAINTAINING, REPAIRING, REPLACING, IMPROVING, INSPECTING, PATROLLING, AND ERECTING POLES, TOWERS, AND STRUCTURES, CABLES, CONDUITS, PIPELINES OR TRANSDUCERS, EACH WITH ITS NECESSARY APPURTENANCES. TOGETHER WITH THE RIGHT OF EGRESS AND EGRESS OVER ANY ADJACENT LAND, THE RIGHT TO RELY ON SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID AREAS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH OBSTRUCT OR MAY OBSTRUCT THE EFFICIENT USE OF SAID LINES OR APPURTENANCES. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS. EASEMENTS ARE ALIGNED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WITHIN LOTS AND SERVED ONLY BY NEAR BY UNDERGROUND ELECTRIC AND GAS FACILITIES.

**HOOD DRAINAGE:** HOOD DRAINAGE IS ALLOWED WITHIN FIVE (5) FEET WIDE ELECTRIC AND GAS EASEMENTS WITHIN LOTS AND SERVED ONLY BY NEAR BY UNDERGROUND ELECTRIC AND GAS FACILITIES.

**ANY CPD MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT DUE TO CHANCE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE BORNE BY THE PERSON OR PERSONS REMAINING RESPONSIBLE FOR SAID CHANCE CHANGES OR GROUND ELEVATION ALTERATIONS.**

**THIS PLAT DOES NOT AFFECT, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREIN.**



**OWNER / DEVELOPER**  
LOTT SPURS DEVELOPMENT INCORPORATION  
722 N. MAIN ST.  
FORT WORTH, TEXAS 76106

**ESTABLISHING:**  
1 MULTI-FAMILY LOT

# SUBDIVISION PLAT ESTABLISHING CANYON ROAD SUBDIVISION P.U.D.

BEING A 26.600 ACRE TRACT (LOT 1, BLOCK 6, C.B. 4336 BEING 24.687 ACRES) OF LAND OUT OF THE REMAINING PORTION OF A 327.100 ACRE TRACT OF LAND OUT OF THE MICHAEL RAMEL SURVEY No. 64 1/2, ABSTRACT NO. 634, C.B. 4336, RECORDED IN VOLUME 8431 PAGE 1654, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF BEXAR  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED  
AGENT, DESIGNATED BY THE USE OF THE PUBLIC, EXCEPT AS NOTED AS PRIVATE.  
PUBLIC PLACES THEREIN SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: LOTT SPURS DEVELOPMENT INCORPORATION  
(24.687 ACRES)

STATE OF TEXAS  
COUNTY OF BEXAR  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED  
AGENT, DESIGNATED BY THE USE OF THE PUBLIC, EXCEPT AS NOTED AS PRIVATE.  
PUBLIC PLACES THEREIN SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

STATE OF TEXAS  
COUNTY OF BEXAR  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED  
AGENT, DESIGNATED BY THE USE OF THE PUBLIC, EXCEPT AS NOTED AS PRIVATE.  
PUBLIC PLACES THEREIN SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

STATE OF TEXAS  
COUNTY OF BEXAR  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED  
AGENT, DESIGNATED BY THE USE OF THE PUBLIC, EXCEPT AS NOTED AS PRIVATE.  
PUBLIC PLACES THEREIN SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

STATE OF TEXAS  
COUNTY OF BEXAR  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED  
AGENT, DESIGNATED BY THE USE OF THE PUBLIC, EXCEPT AS NOTED AS PRIVATE.  
PUBLIC PLACES THEREIN SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

STATE OF TEXAS  
COUNTY OF BEXAR  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED  
AGENT, DESIGNATED BY THE USE OF THE PUBLIC, EXCEPT AS NOTED AS PRIVATE.  
PUBLIC PLACES THEREIN SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

STATE OF TEXAS  
COUNTY OF BEXAR  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED  
AGENT, DESIGNATED BY THE USE OF THE PUBLIC, EXCEPT AS NOTED AS PRIVATE.  
PUBLIC PLACES THEREIN SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

STATE OF TEXAS  
COUNTY OF BEXAR  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED  
AGENT, DESIGNATED BY THE USE OF THE PUBLIC, EXCEPT AS NOTED AS PRIVATE.  
PUBLIC PLACES THEREIN SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

STATE OF TEXAS  
COUNTY OF BEXAR  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED  
AGENT, DESIGNATED BY THE USE OF THE PUBLIC, EXCEPT AS NOTED AS PRIVATE.  
PUBLIC PLACES THEREIN SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

STATE OF TEXAS  
COUNTY OF BEXAR  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED  
AGENT, DESIGNATED BY THE USE OF THE PUBLIC, EXCEPT AS NOTED AS PRIVATE.  
PUBLIC PLACES THEREIN SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

STATE OF TEXAS  
COUNTY OF BEXAR  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED  
AGENT, DESIGNATED BY THE USE OF THE PUBLIC, EXCEPT AS NOTED AS PRIVATE.  
PUBLIC PLACES THEREIN SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

STATE OF TEXAS  
COUNTY OF BEXAR  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED  
AGENT, DESIGNATED BY THE USE OF THE PUBLIC, EXCEPT AS NOTED AS PRIVATE.  
PUBLIC PLACES THEREIN SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

STATE OF TEXAS  
COUNTY OF BEXAR  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED  
AGENT, DESIGNATED BY THE USE OF THE PUBLIC, EXCEPT AS NOTED AS PRIVATE.  
PUBLIC PLACES THEREIN SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

STATE OF TEXAS  
COUNTY OF BEXAR  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED  
AGENT, DESIGNATED BY THE USE OF THE PUBLIC, EXCEPT AS NOTED AS PRIVATE.  
PUBLIC PLACES THEREIN SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

STATE OF TEXAS  
COUNTY OF BEXAR  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED  
AGENT, DESIGNATED BY THE USE OF THE PUBLIC, EXCEPT AS NOTED AS PRIVATE.  
PUBLIC PLACES THEREIN SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

STATE OF TEXAS  
COUNTY OF BEXAR  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED  
AGENT, DESIGNATED BY THE USE OF THE PUBLIC, EXCEPT AS NOTED AS PRIVATE.  
PUBLIC PLACES THEREIN SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

STATE OF TEXAS  
COUNTY OF BEXAR  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED  
AGENT, DESIGNATED BY THE USE OF THE PUBLIC, EXCEPT AS NOTED AS PRIVATE.  
PUBLIC PLACES THEREIN SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

STATE OF TEXAS  
COUNTY OF BEXAR  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED  
AGENT, DESIGNATED BY THE USE OF THE PUBLIC, EXCEPT AS NOTED AS PRIVATE.  
PUBLIC PLACES THEREIN SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

STATE OF TEXAS  
COUNTY OF BEXAR  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED  
AGENT, DESIGNATED BY THE USE OF THE PUBLIC, EXCEPT AS NOTED AS PRIVATE.  
PUBLIC PLACES THEREIN SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

STATE OF TEXAS  
COUNTY OF BEXAR  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED  
AGENT, DESIGNATED BY THE USE OF THE PUBLIC, EXCEPT AS NOTED AS PRIVATE.  
PUBLIC PLACES THEREIN SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

STATE OF TEXAS  
COUNTY OF BEXAR  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED  
AGENT, DESIGNATED BY THE USE OF THE PUBLIC, EXCEPT AS NOTED AS PRIVATE.  
PUBLIC PLACES THEREIN SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

STATE OF TEXAS  
COUNTY OF BEXAR  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED  
AGENT, DESIGNATED BY THE USE OF THE PUBLIC, EXCEPT AS NOTED AS PRIVATE.  
PUBLIC PLACES THEREIN SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

STATE OF TEXAS  
COUNTY OF BEXAR  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED  
AGENT, DESIGNATED BY THE USE OF THE PUBLIC, EXCEPT AS NOTED AS PRIVATE.  
PUBLIC PLACES THEREIN SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

STATE OF TEXAS  
COUNTY OF BEXAR  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED  
AGENT, DESIGNATED BY THE USE OF THE PUBLIC, EXCEPT AS NOTED AS PRIVATE.  
PUBLIC PLACES THEREIN SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

STATE OF TEXAS  
COUNTY OF BEXAR  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED  
AGENT, DESIGNATED BY THE USE OF THE PUBLIC, EXCEPT AS NOTED AS PRIVATE.  
PUBLIC PLACES THEREIN SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

STATE OF TEXAS  
COUNTY OF BEXAR  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED  
AGENT, DESIGNATED BY THE USE OF THE PUBLIC, EXCEPT AS NOTED AS PRIVATE.  
PUBLIC PLACES THEREIN SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

NO.	RADIUS	DELTA	TANGENT	LENGTH	CHORD	BEG.	END
C1	997.00'	00°40'10"	5.83'	11.65'	544'45'53"E	11.65'	
C2	10.00'	92°01'56"	10.36'	16.06'	N88°53'04"E	14.39'	
C3	275.00'	42°20'36"	106.51'	203.20'	N21°41'48"E	198.65'	
C12	315.00'	42°20'36"	122.00'	232.80'	N21°41'48"E	227.53'	
C21	1037.00'	03°31'50"	31.21'	63.31'	S84°11'43"E	63.31'	
C22	1027.00'	21°29'14"	194.86'	385.15'	S55°10'25"E	382.90'	
C23	1011.00'	11°54'21"	105.42'	210.08'	N50°22'58"W	209.71'	
C24	1011.00'	08°37'24"	76.22'	152.16'	N51°36'20"W	152.02'	
C25	95.00'	49°21'38"	43.66'	81.84'	S24°01'14"E	79.34'	
C26	111.00'	49°21'38"	51.01'	95.63'	S24°01'14"E	92.70'	
C27	1047.00'	30°10'14"	282.21'	551.32'	S75°05'11"E	544.98'	
C28	1187.00'	00°59'28"	10.01'	20.01'	S09°22'21"E	20.01'	
C29	1047.00'	14°28'33"	132.97'	264.53'	S51°40'04"E	263.82'	
C30	1027.00'	02°58'50"	26.72'	53.43'	N45°55'13"W	53.42'	
C31	1027.00'	05°42'49"	51.25'	102.41'	N51°23'00"W	102.37'	
C32	10.00'	92°01'56"	10.36'	16.06'	S78°45'08"W	14.39'	
C33	51.00'	255°05'58"	—	227.07'	N19°42'51"W	80.87'	
C34	31.00'	255°05'58"	—	138.02'	S19°42'51"E	49.16'	
C35	1027.00'	30°22'11"	278.74'	544.36'	N71°13'29"W	538.01'	
C36	1027.00'	02°38'43"	23.71'	47.42'	N88°50'56"W	47.41'	
C37	75.00'	49°21'38"	34.46'	64.61'	S24°01'14"E	62.63'	
C38	275.00'	02°58'50"	63.31'	123.39'	S51°39'59"E	123.39'	
C39	325.00'	32°07'11"	93.56'	182.19'	N26°48'31"E	179.82'	
C40	305.00'	36°24'53"	100.32'	193.84'	S24°39'40"W	190.60'	
C41	305.00'	05°55'43"	15.79'	31.58'	S03°29'22"W	31.55'	
C42	295.00'	25°55'15"	67.89'	133.46'	N61°39'46"W	132.32'	
C43	31.00'	180°00'00"	—	27.39'	S48°42'02"E	62.00'	
C44	51.00'	180°00'00"	—	160.22'	N48°42'02"E	102.00'	
C45	95.00'	40°29'07"	35.03'	67.13'	N19°34'58"W	65.74'	

## BEARING & DISTANCE TABLE

NO.	BEARING	DIST.
T130	N00°31'31"E	99.14'
T131	N42°52'06"E	241.78'
T132	N08°10'50"E	80.44'
T133	S81°08'50"E	341.16'
T134	S69°55'02"E	106.47'
T135	S52°00'59"W	134.56'
T136	N38°30'19"W	16.00'
T137	N52°00'59"E	129.25'
T138	N65°55'02"W	104.33'
T139	N01°00'50"W	337.53'
T140	N88°10'55"W	79.65'
T141	S89°20'25"E	16.00'
T142	S00°39'35"W	128.80'
T143	S40°42'02"W	248.40'
T144	S65°23'17"E	134.46'
T145	S65°23'17"E	15.74'
T146	S00°31'30"W	123.22'
T147	N00°31'30"W	112.84'
T148	N65°23'17"E	142.17'
T149	N48°42'02"W	306.37'
T150	S41°18'37"W	95.49'
T151	N48°41'23"W	16.00'
T152	N41°18'37"W	95.48'
T153	N48°42'02"W	28.46'
T154	N00°39'35"W	128.80'
T155	N89°49'42"E	96.80'
T156	N32°44'10"E	111.66'
T157	S32°44'10"W	111.63'
T158	S34°46'06"W	13.85'
T159	N55°13'54"W	17.77'
T160	S32°44'10"W	11.60'
T161	S11°50'08"W	20.00'
T162	N32°44'10"E	63.57'
T163	N52°00'59"E	51.29'
T164	S89°45'42"W	92.60'
T165	S00°39'35"W	253.94'
T166	S48°42'02"E	327.46'
T167	N42°52'06"E	231.59'
T168	S42°52'06"W	231.88'
T169	S00°31'30"W	98.14'
T170	N00°31'30"E	136.50'
T171	N48°42'02"W	322.12'
T172	S41°17'58"W	76.32'
T173	S48°42'02"E	20.00'
T174	N41°17'58"E	77.45'
T175	N00°39'35"E	254.67'

**LIMITS OF  
LOT 1  
BLOCK 6  
C.B. 4336**  
24.687 ACRES  
(MULTI-FAMILY LOT)



**MACINA, BOSE, COPELAND & ASSOCIATES, INC.**  
CONSULTING ENGINEERS AND LAND SURVEYORS  
1035 Central Parkway North, San Antonio, Texas 78232  
TEXAS REGISTERED ENGINEERING FIRM F-784  
www.mbcengineers.com 30083-0569 TEL. NO. (210) 545-1122

## LEGEND:

- |           |                             |
|-----------|-----------------------------|
| EXIST.    | EXISTING                    |
| ELEC.     | ELECTRIC                    |
| TEL.      | TELEPHONE                   |
| CATV      | CABLE TELEVISION            |
| SAN. SWR. | SANITARY SEWER EASEMENT     |
| ESMT.     | RIGHT-OF-WAY                |
| R.O.W.    | BUILDING                    |
| BLOG.     | NEW CITY BLOCK              |
| N.C.B.    | (VOLUME 13700-1357-1)       |
| (A)       | 20' WATER EASEMENT          |
| (B)       | 20' WATER EASEMENT          |
| (C)       | (VOLUME 13700-1364-6)       |
| (D)       | 20' WATER EASEMENT          |
| (E)       | 16' SANITARY SEWER EASEMENT |
| (F)       | 18' DRAIN EASEMENT          |
| (G)       | 8' DRAIN EASEMENT           |

OWNER: CITY OF SAN ANTONIO  
33.7882 Acres  
ENCL. 7-11  
Vol. 8431 Pg. 1854

FND. 1/2" IRON ROD



# PLANNING COMMISSION

## SUBDIVISION

AGENDA ITEM NO: 11 December 18, 2009

PINNACLE MONTESSORI SCHOOL  
SUBDIVISION NAME

MAJOR PLAT

090042  
PLAT #

**COUNCIL DISTRICT:** 10

**FERGUSON MAP GRID:** 484 B-7

**OWNER:** Pinnacle Montessori, LLC, by Alex Freeman

**ENGINEER:** Gonzalez-De La Garza & Associates, by Edward R. De La Garza, P.E.

**CASE MANAGER:** Richard Carrizales, Planner (207-8050)

**Date filed with Planning Commission:** December 4, 2009

**Location:** On the east side of Bulverde Road, south of Canyon Parkway

**Services Available:** SAWS Water and Sewer

**Zoning:** C-2 Commercial District  
ERZD Edwards Recharge Zone District

**Proposed Use:** School

**Major Thoroughfare:** Bulverde Road is a primary arterial, Type A, minimum R.O.W. 120 feet

---

### APPLICANT'S PROPOSAL:

To plat 1.977 acres consisting of 1 non-single family lot.

### DISCUSSION:

This plat lies within the Edwards Recharge Zone District and has been reviewed by the Aquifer Protection and Evaluation Section of the San Antonio Water Systems, as indicated in the attached report. No significant recharge features were observed on this site. This plan meets all of the requirements for development over the recharge zone.

### STAFF RECOMMENDATION:


Approval



O S.I.P. SET IRON PDI

CURVE DATA						
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD DISTANCE	CHORD BEARING
C1	06° 02' 11"	1905.00'	200.70'	100.44'	200.60'	N. 03° 00' 52" E
C2	06° 02' 11"	1910.00'	200.70'	100.44'	200.58'	N. 03° 00' 09" E

GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.

**LOCATION MAP**  
NOT TO SCALE

FERGUSON MAP GRID NUMBER: 518-B2

WASTE WATER EDU NOTE:

THE NUMBER OF EQUIVALENT DWELLING UNITS (EDU) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.

EXISTING 14' GAS, —  
ELECTRIC, TELEPHONE  
& C.A.T.V. EASEMENT  
(VOL.09548,PG.0160)



**RUIZ & ASSOCIATES SURVEYING, INC.**  
4414 CEMTERVIEW, SUITE 211 • SAN ANTONIO, TX. 78228  
Phone: (210) 735-8514 Fax: (210) 738-2835  
ruizandassociates@cs.cox.net

STATE OF TEXAS

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE, AND CONSIDERATION THEREIN-EXPRESSED.

BY: \_\_\_\_\_ OWNED \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED  
ALEX FREEMAN known to me to be the person whose  
NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO  
ME THAT HE/HIS EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS  
THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_, 20\_\_\_\_  
A.D. 2009

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE, THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY ZONING & PLANNING COMMISSION OF THE CITY OF SAN ANTONIO.

**LICENSED PROFESSIONAL ENGINEER**

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND.

REGISTERED PROFESSIONAL LAND SURVEYOR

THE PINNACLE MONTESSORI SCHOOL

BEING 1.977 OF OUT THE 17.50 ACRE MORE OR LESS, TRACT OF LAND BEING OUT  
OF THAT 748.034 ACRE TRACT RECORDED IN VOL. 9140, PG. 964-987 OF THE OFFICIAL  
PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE JOHN  
FRIDGE SURVEY NO. 9, ABSTRACT NO. 235, C.B. 4920, NOW IN W.C.B. 11728 OF THE  
CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

THIS PLAT OF THE PINNACLE MONTESSORI SCHOOL HAS BEEN  
SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN  
ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2009

BY EPA LEMMA

BY \_\_\_\_\_ SECRETARY

**GENERAL NOTES:**

1. FINISHED FLOOR ELEVATIONS MUST BE INDICATED IN THE INTERIOR ROOMS OF THE BUILDING.
2. NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPIDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAN. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CHARACTER OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE PLACED WITHIN WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF THE INTERFERENCE AND OBSTRUCTION OF THE DRAINAGE'S OBSTRUCTION BY PLACING OF ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS WITHIN SAID DRAINAGE EASEMENT.
3. EASEMENTS ARE BASED ON TEXAS STATE COORDINATES AT THE CENTRE ZONE NAD 83, GCS METHOD.
4. "X" SET IRON PINS SET WITH YELLOW CAP STAMPED HAS #3376

LAND DEVELOPMENT  
SERVICES DIVISION

RECEIVED  
09 DEC -2 PM 1:55  
STAMPED RAS #3976

EDWARDS RECHARGE ZONE NOTE:

THIS SUBDIVISION IS WITHIN THE EDWARDS RECHARGE ZONE. DEVELOPMENT WITHIN THIS DIVISION IS SUBJECT TO CHAPTER 48A, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "ADJUTER RECHARGE ZONE AND WATERSHED PROTECTION," OR LATEST REVISIONS THEREOF.

NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNTIL HE HAS OBTAINED A PERMIT FROM THE TEXAS COMMISSION ON WATER POLLUTION OR AN EDWARDS ADJUTER PROTECTION PLAN APPROVED BY THE TCEQ. IF SUCH ACTIVITY IS NOT COVERED BY AN ADJUTER PROTECTION PLAN AS REQUIRED BY 30 TAC 213.5 OF THE TEXAS WATER CODE, OR LATEST REVISIONS THEREOF, HAS BEEN FILED WITH THE APPROPRIATE REGIONAL TCEQ OFFICE, AND THE APPLICATION HAS BEEN APPROVED OF BY THE TCEQ, THE DIRECTOR OF THE TCEQ.

## CITY PUBLIC SERVICE ENERGY NOTES:

2. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM CITY PUBLIC SERVICE BOARD IS HEREBY DEDICATING THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS LINES AND FACILITIES TO THE CITY OF SAN ANTONIO AS DESIGNATED ON THIS PLAN AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICES EASEMENT," "CONCRETE DRIVEWAY EASEMENT," "CONCRETE DRIVEWAY AND TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REPLACING, REPAIRING, IMPROVING, ENLARGING, EXTENDING, RECONSTRUCTING, MAINTAINING, IMPROVING, ENLARGING, EXTENDING, OR TRANSFORMING, ANY AND ALL UNDERGROUND ELECTRIC, GAS, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, TOGETHER WITH ANY NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT TO LOCATE SAID FACILITIES AND TO CONSTRUCT, MAINTAIN, IMPROVE, ENLARGE, EXTEND, RECONSTRUCT, MAINTAIN, OR REPLACE ANY SUCH FACILITIES OR PARTS THEREOF ON OR OVER ANY EASEMENT OR RIGHT-OF-WAY AREA WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREA. ANY SUCH FACILITIES OR PARTS THEREOF LOCATED ON OR OVER ANY EASEMENT OR RIGHT-OF-WAY AREA OR ANY SUCH OBSTRUCTIONS WHICH EMPOWERED ON MAY INTERFERE WITH THE EFFICIENCY ON SAID LINES OR APPURTENANCES OR FACILITIES OR PARTS THEREOF UNDERSTANDING THAT SUCH FACILITIES OR PARTS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
3. ANY SPOT NEUTRAL LOSS RESULTING FROM MODIFICATIONS REQUIRED OF GPO EQUIPMENT, OR ANY OTHER EQUIPMENT, OR ANY OTHER FACILITIES, THROUGH ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SUCH CHANGES OR MODIFICATIONS.
4. THIS PLAN DOES NOT AFFECT, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
5. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY HEAR LD UNDERGROUND ELECTRIC AND GAS FACILITIES.
6. DRIVE OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXIST WITHIN THOSE EASEMENTS.

STATE OF TEXAS  
COUNTY OF BEXAR

I, \_\_\_\_\_, COUNTY CLERK OF DEKAR COUNTY,  
DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE,  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2009 AT \_\_\_\_\_ U.,  
AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2009 AT \_\_\_\_\_ U.,  
IN THE DEED AND PLAT RECORDS OF DEKAR COUNTY, IN BOOK/VOLUME \_\_\_\_\_,  
ON PAGE \_\_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND,  
AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_,  
A.D. 2009.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: \_\_\_\_\_, DEPUTY



June 25, 2009

Mr. Edward De La Garza, P.E.  
Gonzales -De La Garza & Associates, LLC  
115 E. Travis Street, Suite 640  
San Antonio, Texas 78205

RE: File No. 0906004 - Request for review of **The Pinnacle Montessori School; Plat No. 090042** located near the intersection of Canyon Parkway and Bulverde Road.

Dear Mr. De La Garza:

On June 23, 2009, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System (SAWS) received a request to review a plat for the property referenced above. Staff reviewed the documentation submitted and conducted field observations of the referenced plat to ensure compliance with applicable requirements for development over the Edwards Aquifer Recharge Zone (EARZ). The land use of the subject plat is for commercial and consists of approximately 2.194 acres located entirely within the EARZ. No significant features were observed. The property is not within a 100-year floodplain preservation area.

The proposed development is a **Category 2** property under the provisions of Aquifer Protection Ordinance No. 81491. In accordance with Ordinance No. 81491, an Aquifer Protection Plan for all Category 2 and 3 properties is required to be submitted to and approved by the Aquifer Protection & Evaluation Section of the San Antonio Water System. An Aquifer Protection Plan has not been submitted to SAWS for approval at the time of this request. **The release of building/water service permits will be contingent on receipt and approval of the Aquifer Protection Plan.**

Should any documentation become available that would alter this Category designation, the documentation may be submitted to the San Antonio Water System for review and possible Category redesignation.

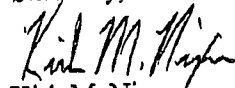
At the time of this request, it is unknown if a Water Pollution Abatement Plan (WPAP) or an Organized Sewage Collection System (SCS) Plan have been submitted to or approved by the Texas Commission on Environmental Quality (TCEQ).\*\*\* **No building permit will be released until a Water Pollution Abatement Plan has been submitted to and approved by TCEQ.**

Mr. Edward De La Garza, P.E.  
Pinnacle Montessori School, The  
Page 2

After careful review of the project and the documentation submitted by the applicant, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System, recommends the approval of The Pinnacle Montessori School, Plat No. 090042.

If you have any questions regarding this matter, please contact the Aquifer Protection & Evaluation Section at (210) 233-3520.

Sincerely,



Kirk M. Nixon

Manager

Resource Protection Division

KMN/GDJ:LRD

# PLANNING COMMISSION

## SUBDIVISION

AGENDA ITEM NO: 12 December 18, 2009

ALAMO RANCH UNIT 22B  
SUBDIVISION NAME

MAJOR PLAT

090234  
PLAT #

**COUNCIL DISTRICT:** Outside San Antonio City Limits

**FERGUSON MAP GRID:** 577 D-3

**OWNER:** Continental Homes of Texas, L.P., by Christopher Linhorst

**ENGINEER:** Coursen-Koehler Engineering & Associates, by Garth E. Coursen, P.E.

**CASE MANAGER:** Richard Carrizales, Planner (207-8050)

**Date filed with Planning Commission:** December 3, 2009

**Location:** On the east side of Roft Road, north of Rockwall Mill

**Services Available:** SAWS Water and Sewer

**Zoning:** Outside San Antonio City Limits

**Plat is associated with:**

MDP 808F, Alamo Ranch, accepted on August 1, 2007

**Proposed Use:** Residential

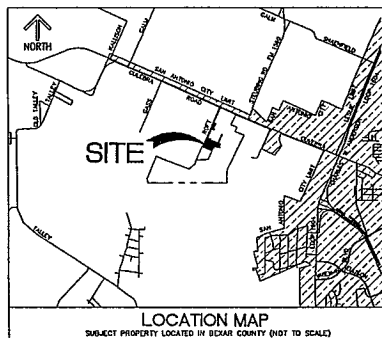
---

### APPLICANT'S PROPOSAL:

To plat 13.011 acres consisting of 48 single family lots, 1 non-single family lot, and 1,370 linear feet of public streets.

### STAFF RECOMMENDATION:

Approval



## COURSEN-KOEHLER

### ENGINEERING & ASSOCIATES

11010 COACHLIGHT STREET, SUITE 101  
SAN ANTONIO, TEXAS 78216  
TELE: 210.807.9030

TYPE FIRM REGISTRATION NO. F-10747  
ONE PROJECT NO. 09004-00 DRAIN BY: EEP

**Maverick**  
Land Surveying Co.

1656 Lockhill Selma, Suite 105, San Antonio, Texas 78213  
(210) 542-8465, Fax 542-8924

#### GENERAL NOTES:

1. THE GRAPHIC LOCATION OF THE SUBJECT TRACT ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48080C0001, EFFECTIVE DATE JANUARY 4, 2002, INDICATES THAT THE SUBJECT TRACT IS LOCATED WITHIN ZONE "X" (UNDESIRABLE) WHICH IS IDENTIFIED BY FEMA AS "AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN".
2. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 6" ABOVE FINAL ADJACENT GRADE.
3. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAN, NOR SHALL THE DEVELOPER LOCATE ANY TYPE OF MODIFICATION WHICH ALTERS THE CROSS-SECTION OF THE DRAINAGE EASEMENTS, AS APPROVED ON OTHER TYPE OF MODIFICATIONS WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF EGRESS AND EGRESS OVER CRANFORD'S ADJACENT PROPERTY TO REMOVE ANY INTERFERING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS.
4. THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM, THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE INCLUDED WITH THIS SUBDIVISION PLAN.
5. ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, BUFFER, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMANENT AREAS UNLESS OTHERWISE NOTED.
6. SUBDIVISION PLAT ESTABLISHING 48 SINGLE FAMILY LOTS.
7. LOT 801, BLOCK 19, C.B. 4411 IS A PERMANENT VARIABLE WIDTH BUFFER AND DRAIN EASEMENT (2.701 AC.).

#### CPS NOTES:

1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAN AS "ELECTRIC EASEMENT", "GAS EASEMENT", "WATER EASEMENT", "SEWER EASEMENT", "OVERHEAD EASEMENT", "UTILITY EASEMENT", AND "TRANSPORTATION EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF EGRESS AND EGRESS OVER CRANFORD'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES, AND THE RIGHT TO REMOVE FROM SAID LAND, ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH CHANGERS OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES, OR THE RIGHT OF EGRESS AND EGRESS, THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENTS.
2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT LOCATED WITHIN SAID EASEMENT, DUE TO DAMAGE OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
3. CONDUIT OR GROUNDWIRE EASEMENTS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE E.C.T.V.E. EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES.
4. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE E.C.T.V.E. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.
5. THIS PLAN DOES NOT AVOID, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, TELEPHONE, DRAINAGE, TELEPHONE, CABLE, OR EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW. IF NONE AFFECTED.

#### SURVEYOR'S NOTES:

1. UNLESS NOTED OTHERWISE, ALL LOT CORNERS ARE MONUMENTED WITH 1/2" IRON RODS WITH ORANGE PLASTIC CAPS MARKED "ALAMO RANCH UNIT 2" SET AFTER COMPLETION OF CONSTRUCTION. INTERNAL CONTROL MONUMENTS FOR THE SUBDIVISION ARE MARKED SET AT ALL POSSIBLE STREET CENTRAL POINTS OF INTERSECTION AND CURVATURE.
2. THE BEARING BASIS FOR THIS PLAT IS FROM THE TEXAS STATE PLAT COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83, DATUM OF 1983 DERIVED FROM THE ADJACENT PLAT OF THE PARENT TRACT RECORDED IN VOLUME 11543, PAGE 1365-1373, BEXAR COUNTY, TEXAS, AND BEING PART OF THAT CERTAIN 377.273 ACRE TRACT CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P. BY DEED RECORDED IN VOLUME 11543, PAGES 1365-1373, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.

#### STREETSCAPE NOTE:

1. OWNER SHALL COMPLY WITH THE STREETSCAPE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (SECTION 35-512) DURING ANY DEVELOPMENT OF THE TRACT.
2. ALL ACCESSWAYS SHALL BE PROVIDED WITH CLEAR WIDTHS AND ACCORDANCE WITH UDC SECTION 35-506(d)(5).

#### DETENTION NOTE:

1. THE MAINTENANCE OF THE DETENTION POND AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOMEOWNERS ASSOCIATION. THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY.

#### MAINTENANCE AREAS NOTE:

1. THE CITY OF SAN ANTONIO AND BEXAR COUNTY WILL NOT MAINTAIN EASEMENTS OF ANY KIND (OPEN SPACES, LANDSCAPE BUFFERS, GREENBELTS, ETC.). THE HOMEOWNERS ASSOCIATION AND/OR LOCAL OWNER WILL BE RESPONSIBLE FOR MAINTAINING LOT 801, BLOCK 19, C.B. 4411.

#### SETBACK NOTE:

1. SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

#### SAVINGS NOTES:

1. WASTEWATER EDU NOTE:

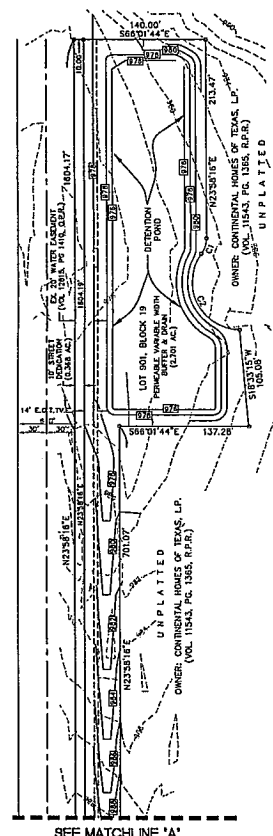
1. THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.

#### IMPACT FEE PAYMENT DUE:

1. WATER AND SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLAT FOR THIS PROPERTY. ALL IMPACT FEES, AT THE RATES IN EFFECT AT THE TIME OF SERVICE APPLICATION, MUST BE PAID PRIOR TO WATER METER SET AND/OR SEWER SERVICE CONNECTION.

LINE	LENGTH	DIRECTION
L1	11.07'	S23°36'46"W
L2	50.00'	N68°01'44"E
L3	50.00'	N68°01'44"E
L4	50.00'	N68°01'44"E
L5	50.00'	N68°01'44"E
L6	50.00'	N68°01'44"E
L7	50.00'	N68°01'44"E
L8	50.00'	N68°01'44"E
L9	23.65'	N23°36'16"E
L10	53.86'	N08°14'35"W
L11	33.00'	S66°01'44"E

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	17.78'	28.00'	38°22'32"	N42°09'32"E	17.48'
C2	111.74'	31.00'	125°31'59"	S02°25'12"E	90.69'
C3	15.71'	10.00'	90°00'00"	N21°01'44"E	14.14'
C4	15.71'	10.00'	90°00'00"	N68°58'16"E	14.14'
C5	15.71'	10.00'	90°00'00"	N21°01'44"E	14.14'
C6	15.71'	10.00'	90°00'00"	N68°58'16"E	14.14'
C7	71.94'	125.00'	32°58'28"	S40°27'29"W	70.95'
C8	43.16'	75.00'	32°56'18"	S40°27'25"W	42.57'
C9	17.78'	28.00'	38°22'32"	N64°13'00"W	17.48'
C10	144.87'	31.00'	162°45'04"	S21°01'44"E	100.85'
C11	17.78'	28.00'	38°22'32"	N42°09'32"E	17.48'
C12	15.71'	10.00'	90°00'00"	S21°01'44"E	14.14'
C13	36.27'	25.00'	90°00'00"	N68°58'16"E	35.36'
C14	20.90'	28.00'	42°45'44"	S02°32'24"W	20.42'
C15	156.24'	51.00'	175°31'28"	N68°58'16"E	101.92'
C16	20.90'	28.00'	42°45'44"	N44°38'52"W	20.42'
C17	15.71'	10.00'	90°00'00"	S68°58'16"E	14.14'
C18	36.27'	25.00'	90°00'00"	S21°01'44"E	35.36'



SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCHLINE 'A'

SEE MATCH

**PLANNING COMMISSION  
SUBDIVISION**

AGENDA ITEM NO: 13 December 18, 2009

RIVER ROCK RANCH UNIT 2 PUD  
SUBDIVISION NAME

MAJOR PLAT

090245  
PLAT #

**COUNCIL DISTRICT:** Outside San Antonio City Limits

**FERGUSON MAP GRID:** 447 B-8

**OWNER:** Green Land Ventures, LTD, by Dana Green

**ENGINEER:** Moy Civil Engineers, by Burt P. Wellmann, P. E.

**CASE MANAGER:** Donna L. Schueling, Planner (207-5016)

**Date filed with Planning Commission:** December 1, 2009

**Location:** Extending Silver Rock west from River Rock Ranch Unit 1 PUD

**Services Available:** SAWS Water and Sewer

**Zoning:** Outside San Antonio City Limits

**Plat is in associated with:**

MDP 036-06, River Rock Ranch, accepted on March 19, 2007

PUD 06-033, River Rock Ranch, approved on April 11, 2007

**Proposed Use:** Residential

---

**APPLICANT'S PROPOSAL:**

To plat 31.406 acres consisting of 125 single family lots, 2 non-single family lots, and 7,348 linear feet of private streets.

**DISCUSSION:**

This plat lies within the Camp Bullis 5 Mile Awareness Zone and has been reviewed by the City's Office of Military Affairs and the Camp Bullis Military Installation. The Garrison Commander has the following response. Our concerns on compatibility with the Camp Bullis Installation will be addressed so long as the developer:

- Has appropriate documentation of a recent endangered species surveys (not older than 3 years) that was conducted by a professional biological consultant in accordance with U.S. Fish and Wildlife Services (USFWS) protocols showing no endangered species are present;
- Sends the project survey to USFWS Ecological Services Office in Austin; and
- Will comply with the dark sky lighting measures adopted on July 22, 2008 through Bexar County Court Order.

The applicant acknowledges receiving the Military's letter and indicated they will comply with the Military's request by having a new survey conducted as their previous survey was completed over three years and will incorporate the requirement to adhere with the 2008 Bexar County Light Order into the Declaration of Covenants and Restrictions.

The City and Camp Bullis have been working on a joint effort to coordinate this development and based on the Camp Bullis response letter:

- The City recommends that the applicant coordinate with U.S. Fish and Wildlife by contacting Allison Arnold at ([allison\\_arnold@fws.gov](mailto:allison_arnold@fws.gov) or 512-490-0057 ext. 242)
- The City recommends that the applicant coordinate with Camp Bullis by contacting Jim Cannizzo at ([James.cannizzo@us.army.mil](mailto:James.cannizzo@us.army.mil) or 295-9830)

At this time, the City is recommending that the applicant coordinate with U.S. Fish and Wildlife and with the Camp Bullis staff regarding the development and will not place holds on the plats and plans associated with this recommendation.

The applicant will need to comply with the dark sky lighting measures of Bexar County as of Court Order on July 22, 2008.

**STAFF RECOMMENDATION:**

Approval



2009 DEC - 1 AM 8:57



**OWNER / DEVELOPER**  
GREEN LAND VENTURES, LTD.  
505 MADISON OAK DRIVE  
SAN ANTONIO, TEXAS 78258  
TEL: (210) 481-9000  
FAX: (210) 481-9001

LINE	LENGTH	BEARING
L1	28.45	S86°17'37"E
L2	38.10	S78°53'20"E
L3	40.00	N01°18'23"E
L4	40.00	S00°00'00"E
L5	21.00	N01°18'23"E
L6	15.00	S06°41'37"E
L7	30.00	S06°41'37"E
L8	40.00	N01°18'23"E
L9	50.00	S06°41'37"E
L10	67.77	S06°41'37"E
L11	40.00	N06°41'37"E
L12	14.65	N01°18'23"E
L13	38.70	N01°18'23"E
L14	15.37	N01°18'23"E
L15	30.00	S05°11'27"E
L16	38.70	N01°18'23"E
L17	40.00	N01°18'23"E
L18	68.26	N05°11'27"E
L19	8.28	S06°41'37"E
L20	46.00	S06°41'37"E
L21	68.23	S15°41'37"E
L22	28.85	N06°41'37"E
L23	46.00	S06°41'37"E
L24	21.40	S28°41'37"E
L25	2.28	S06°41'37"E
L26	57.08	S04°31'20"E
L27	40.00	N01°18'23"E
L28	4.88	N01°18'23"E
L29	3.95	S01°18'23"E
L30	50.00	S06°41'37"E
L31	45.00	S06°41'37"E
L32	40.00	N01°18'23"E
L33	40.00	N01°18'23"E
L34	40.00	N01°18'23"E
L35	25.00	N01°18'23"E
L36	15.00	N01°18'23"E
L37	60.00	N01°18'23"E
L38	40.00	N01°18'23"E
L39	8.77	S06°41'37"E
L40	3.95	N01°18'23"E
L41	1.85	N01°18'23"E
L42	40.00	N01°18'23"E
L43	30.00	N01°18'23"E
L44	83.27	N06°41'37"E
L45	4.22	N01°18'23"E
L46	20.00	N01°18'23"E
L47	30.00	N01°18'23"E
L48	22.83	S01°18'23"E
L49	14.11	S06°41'37"E
L50	40.00	S06°41'37"E
L51	81.31	S30°00'00"E
L52	15.89	S01°18'23"E
L53	15.00	N01°18'23"E
L54	20.86	S32°00'00"E
L55	11.69	S01°18'23"E
L56	20.86	S27°00'00"E
L57	25.00	S01°18'23"E
L58	20.86	S01°18'23"E
L59	20.17	S47°45'27"E
L60	20.17	S01°18'23"E
L61	20.00	N01°18'23"E
L62	20.00	N06°41'37"E
L63	30.00	N01°18'23"E
L64	70.07	S6°33'30"E
L65	55.58	S43°43'37"E
L66	17.26	S01°18'23"E
L67	78.87	N41°26'30"E
L68	14.24	N41°26'30"E
L69	18.72	N06°41'37"E
L70	28.11	N01°18'23"E
L71	22.87	S01°18'23"E
L72	37.87	N01°18'23"E
L73	85.50	N06°41'37"E
L74	22.87	S01°18'23"E
L75	21.50	N01°18'23"E
L76	40.00	N01°18'23"E
L77	40.00	S06°41'37"E
L78	24.00	S36°41'37"E
L79	84.18	N01°18'23"E
L80	38.59	N01°18'23"E
L81	111.65	N01°18'23"E
L82	60.81	N01°18'23"E
L83	70.00	N01°18'23"E
L84	25.00	N01°18'23"E
L85	13.05	N01°18'23"E
L86	52.59	N01°18'23"E
L87	19.00	N01°18'23"E
L88	70.00	S06°41'37"E
L89	40.00	S09°09'21"E
L90	29.10	S27°00'00"E
L91	28.45	S06°41'37"E
L92	86.57	N41°21'30"E
L93	181.73	S06°41'37"E

- 1) THE GRAPHIC LOCATION OF THE SUBJECT TRACT ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP COMPREHENSIVE PLAN NO. 48020B0000, EFFECTIVE DATE 11-19-76, IS "X" HAS BEEN DETERMINED TO BE IN AN AREA MANUATED BY FEMA AS HAVING NO BASE FLOOD DAMAGE AS DETERMINED BY FEMA AS AN AREA MANUATED BY FEMA AS HAVING NO BASE FLOOD DAMAGE.
- 2) EXCEPT AS SHOWN, PROPERTY CONDITIONS WILL BE MAINTAINED WITH A SET 1/2" IRON ROD WITH AN ORANGE PAINT STRIP PLASTIC CAP WHERE PRACTICAL, CORNER LOCATIONS THAT ARE SIGNIFICANT TO ELEVATION DATA SHALL BE IDENTIFIED AND MARKED WITH AN ORANGE PAINT STRIP PLASTIC CAP.
- 3) BARS OF REINFORCING WAS ESTABLISHED FROM DEPT. RECORDS IN VOLUME 12100 PAGES 85-862. OFFICIAL PUBLIC RECORDS, BUREAU COUNTY, TEXAS STATE, COUNTY RECORDS PROVIDED BY RECORDS SECTION.
- 4) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 1' ABOVE FINAL ADJACENT GRADE, ADJUNCT TO FLOODPLAIN. MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE ELVATED AT LEAST 1 FOOT FOR EACH FEET OF DISTANCE FROM THE FLOODPLAIN.
- 5) NO STRUCTURES, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DAMAGE EXEMPTION ZONE ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF OBSTRUCTION SHALL BE PLACED WITHIN THE LIMITS OF THE DAMAGE EXEMPTION ZONE. ANY OBSTRUCTION SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS, THE CITY OF SAN ANTONIO AND THE SAN ANTONIO WATER UTILITY AUTHORITY. ANY OBSTRUCTION SHALL BE REMOVED IF IT IS FOUND TO BE A HAZARD TO PUBLIC SAFETY OR IF IT IS FOUND TO BE A HAZARD TO THE ENVIRONMENT. ANY OBSTRUCTION SHALL BE REMOVED IF IT IS FOUND TO BE A HAZARD TO THE ENVIRONMENT.
- 6) OWNER SHALL COMPLY WITH THE STREETCARE REQUIREMENTS OF THE UNIFORM DEVELOPMENT CODE AND THE CURRENT ORDINANCES, LAWS, AND APPLICABLE LOCAL ORDINANCES.
- 7) THE DEVELOPER DESIGNATES THE LIABILITY REMAINDER UNDER COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM, THE SAN ANTONIO WATER SYSTEM WILL PROVIDE MAINTENANCE OF THE FACILITIES AND THE SAN ANTONIO WATER SYSTEM WILL PROVIDE MAINTENANCE OF THE FACILITIES.
- 8) RIVER BOAT BRANCH HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, WILL PROVIDE MAINTENANCE FOR ALL PRIVATE STREETS, ROADS, CANALS, TRAFFIC LANEWAYS, PARKS AND OTHER SPACE.
- 9) ALL SURROUNDING PERMITTEE BORDERLINE COORDINATES AND DISTANCES ARE FOR THE RECORDED INFORMATION OF THE PUBLIC AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE.

[illegible]

**LEGEND**

-----  
1961  
C.C.T.V.E.  
DRN. SAN. SEW.  
R.O.W.  
R  
ESTMT.  
①  
T.F.E.

DRAINING CONTOUR  
PROPOSED CONTOUR  
ELECTRIC, GAS, TELEPHONE, &  
CABLE, TELEVISION EASEMENT  
ORANGE  
SANITARY SEWER  
RIGHT OF WAY  
RADIUS  
CENTERLINE  
EASEMENT  
RIVER CROOK RANCH PL.D. UNIT 1  
VOL. 1001, PAGES 145-150  
FRESH FLOOR ELEVATION  
MATCHLINE  
TERRAIN FLOOR PLAN  
ELECTRIC DATE: FEBRUARY 18, 1961  
RIVER CROOK RANCH, PL.D.  
CLEAR CASE NO. 07-06-7088R  
STREET CENTERLINE

PLAT NO. 090245

SUBDIVISION PLAT  
ESTABLISHING

RIVER ROCK RANCH P.U.D.  
UNIT 2

41.40666 ACRES TRACT OF LAND OUT OF THE M.F. HERNANDEZ TRACT NO. 420, ABSTRACT NO. 314, COUNTY BLOCK 4709 AND THE L. HAZARD SURVEY NO. 31, ABSTRACT NO. 254, COUNTY BLOCK 4704, RIVER COUNTY, TEXAS, S4D 41.383 ACRE TRACT ALSO BEING A PORTION THAT CERTAIN 87.025 ACRE TRACT CONVEYED TO GREEN LAND INVESTURES, LTD. BY DEED RECORDED IN VOLUME 12100, PAGES 707-711, TOTAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS, AND ALSO BEING A PORTION OF THAT CERTAIN 98.058 ACRE TRACT CONVEYED TO GREEN LAND INVESTURES, LTD. BY DEED RECORDED IN VOLUME 12100, PAGES 682-682, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.



**MOY  
CIVIL  
ENGINEERS**

776 CHAMBERLAIN PARK, SUITE 100  
SAN ANTONIO, TEXAS 78249

TEL: (214) 444-8081  
FAX: (214) 444-8888

STATE OF TEXAS  
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINAGE, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND COMMEMORATION THEREON EXPRESSED.

W. B. H. H.  
OWNER:

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORIZED ON THIS DAY PERSONALLY APPEARED  
PAUL C. GILSON KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED  
TO THE FOREGOING INSTRUMENT AND ADMITTED TO ME THAT HE EXECUTED  
THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN  
THE CAPTIONED INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 14 DAY OF  
NOVEMBER 2009

David Howell  
NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

STATE OF TEXAS)  
COUNTY OF BEXAR)

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

James W. Russell 11/18/69  
JAMES W. RUSSELL  
REGISTERED PROFESSIONAL SURVEYOR No. 4320  
MOT OF & SURVEYORS, INC.  
12770 CHAMBRON PATH STE. 100  
SAN ANTONIO, TEXAS 78249  
TEL (210) 698-1001

STATE OF TEXAS)  
(COUNTY OF BECKAR)

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THE PLANS BY THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE, THIS PLAN CONFORMS TO ALL REQUIREMENTS OF THE UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING DEPARTMENT.

*W. B. Williams* 11/18/69

BURT F. WILLIAMS, P.E.  
LICENSED PROFESSIONAL ENGINEER NO. 100256  
MOT CIVIL ENGINEER  
12770 CHAMBERLAIN PATH, STE. 100  
SAN ANTONIO, TEXAS 78249  
PHONE: (210) 686-5051

STATE OF TEXAS  
COUNTY OF BEXAR

THIS PLAT OF RIVER ROCK RANCH, P.U.D., UNIT 2 HAS BEEN  
SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF  
SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_

BY \_\_\_\_\_  
CHAIRMAN

BY \_\_\_\_\_  
SECRETARY

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE, OF BEXAR COUNTY, TEXAS, AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS, AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT.

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_\_\_.

ATTESTED COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

\_\_\_\_\_, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS  
WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_,  
\_\_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_ AT \_\_\_\_\_  
RECORDS OF \_\_\_\_\_ AND \_\_\_\_\_ OF SAID COUNTY, IN BOOK VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_  
IN WITNESS WHEREOF, I HAVE HEREON SET MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_  
COUNTY CLERK, BEXAR COUNTY, TEXAS

SHEET 2 OF 5

SHEET 3 OF 5

SHEET 4 OF 5

SHEET 5 OF 5

100-YEAR FLOOD PLAIN, RIVER ROCK RESORT, PUD DOWD CASE NO. 07-99-226R

WASTEWATER EDU. NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.

**WASTEWATER EDU NOTE:**  
WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.

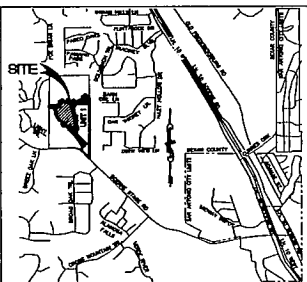
**IMPACT FEE PAYMENT DUE:**  
IMPACT FEE PAYMENT DUE: WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

\* **FLOODPLAIN NOTE:**

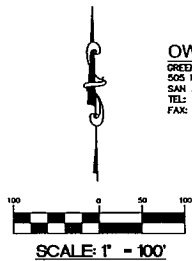
LOTS 14 THROUGH 35, BLOCK 85, LOTS 7 THROUGH 11, BLOCK 87, LOTS 9 THROUGH 13, BLOCK 86 ARE WITHIN THE FEMA 100-YEAR FLOODPLAIN AS DEFINED ON THE FLOOD LOSS RISK/INVESTMENT RATE MAP OF BEARAR, COUNTY, TEXAS, DATED 10-24-2008. THIS FLOODPLAIN STUDY WAS APPROVED BY THE FLOODPLAIN STUDY PREPARED BY MOST CIVIL ENGINEERS, AND APPROVED BY THE CITY OF SAN ANTONIO AND BEARAR COUNTY. THESE LOTS DO NOT LIE WITHIN THE FEMA 100-YEAR FLOODPLAIN. THIS FLOODPLAIN STUDY WAS APPROVED BY FEMA AS A CONDITIONAL LETTER OF MAP REVISION, CASE NUMBER 07-08-2008R, AN ELEVATION CERTIFICATE FOR HOMES CONSTRUCTED ON THESE LOTS. SURVEY DATA WAS OBTAINED FROM SAN ANTONIO AND BEARAR COUNTY, TEXAS. THIS LOTS ISSUES A LETTER OF MAP REVISION.

DEVELOPMENT SERVICES  
RECEIVED

2009 DEC 1 AM 8:57



LOCATION MAP  
NOT TO SCALE  
GRID NO. 447 BB



**OWNER / DEVELOPER**

GREEN LAND VENTURES, LTD.  
505 MADISON OAK DRIVE  
SAN ANTONIO, TEXAS 78258  
TEL: (210) 481-9000  
FAX: (210) 481-9001

**WASTEWATER FDU NOTE:**

WASTEWATER FDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.

**IMPACT FEE PAYMENT DUE:**

IMPACT FEE PAYMENT DUE: WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

**\* FLOODPLAIN NOTE:**

LOTS 14 THROUGH 35, BLOCK 65, LOTS 7 THROUGH 11, BLOCK 87, LOTS 9 THROUGH 13, BLOCK 86 ARE WITHIN THE FEMA 100-YEAR FLOODPLAIN AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP OF BEAR COUNTY, TEXAS, MAP NO. 4802000000, DATED FEBRUARY 16, 1994. BASED ON A FLOODPLAIN STUDY PREPARED BY MOY CIVIL ENGINEERS, AND APPROVED BY THE CITY OF SAN ANTONIO AND BEAR COUNTY. THESE LOTS DO NOT LIE WITHIN THE FEMA 100-YEAR FLOODPLAIN. THIS FLOODPLAIN STUDY WAS APPROVED BY FEMA AS A CONDITIONAL LETTER OF MAP REVISION. CASE NUMBER 07-06-2009. AN ELEVATION CERTIFICATE FOR HOMES CONSTRUCTED ON THESE LOTS SHALL BE SUBMITTED TO THE CITY OF SAN ANTONIO AND BEAR COUNTY, UNTIL FEMA ISSUES A LETTER OF MAP REVISION.

- NOTES:**
- THE GRAPHIC LOCATION OF THE SUBJECT TRACT ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP COMPILED BY THE U.S. DEPARTMENT OF COMMERCE, EFFECTIVE DATE FEBRUARY 16, 1994, INDICATES THAT A PORTION OF SUBJECT TRACT IS LOCATED WITHIN ZONE "X" WHICH IS DETERMINED BY FEMA AS AN AREA INUNDATED BY 100-YEAR FLOOD WITH NO BASE FLOOD ELEVATIONS DETERMINED.
  - EXCEPT AS SHOWN, PROPERTY CORNERS WILL BE MONUMENTED WITH A SET 1/2" IRON ROD WITH AN "ORANGE" "W" SURVEY PLASTIC CAP WHERE PRACTICAL, OTHERWISE A MONUMENT THAT IS PERMANENT AND STABLE WILL BE USED.
  - BASES OF RECORDING WAS ESTABLISHED FROM DEED RECORDED IN VOLUME 12100 PAGES 658-662, OFFICIAL PUBLIC RECORDS, BEAR COUNTY, TEXAS. STATE PLAT: COORDINATES PROVIDED BY GEODETIC INC.
  - FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINAL ADJACENT GRADE, ADJACENT TO FLOODPLAIN. MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE ELATED AT LEAST 1 FOOT HIGHER THAN THE COMPLETED WATER SURFACE ELEVATION FOR THE 100-YEAR ULTIMATE DEVELOPMENT.
  - NO STRUCTURES, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT WATER DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH AFFECT THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS, THE CITY OF SAN ANTONIO AND BEAR COUNTY. ANY OBSTRUCTION OR ELEVATION CHANGES THAT INTERFERE WITH THE DRAINAGE EASEMENTS SHALL BE REMOVED. ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS.
  - OWNER SHALL COMPLY WITH THE STREETSCAPE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (SECTION 30-312) DURING ANY CONSTRUCTION PHASE.
  - THE DEVELOPER REDESIGNS THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE INCLUDED WITH THIS SUBDIVISION PLAT.
  - RIVER ROCK RANCH HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, WILL PROVIDE MAINTENANCE FOR ALL PRIVATE STREETS, EASEMENTS, TRAFFIC ISLANDS, PARKS AND OPEN SPACES.
  - ALL SUBDIVISION PERMITS, BOUNDARY LINES AND DISTANCES ARE FOR THE RECORDED INFORMATION OF THE CURRENT EDEDS OF LAND, AS APPLICABLE, UNLESS OTHERWISE NOTED.

- CPS NOTES:**
- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "FLOOD EASEMENT", "SERVICE EASEMENT", "OVERLAP EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, INSPECTING, PATROLLING AND DIRECTING POLES, HANGING OR BURNING WIRES, CABLES, CONDUITS, PIPES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS AND EGRESS OVER GRADUALLY ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS, ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
- ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE E.C.T.V. EASEMENTS, WHICH LOTS ARE SERVED ONLY BY SEWER LOT UNDERPASSING ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES.
- POLE OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE E.C.T.V. EASEMENTS WITHIN DAILY UNDERPASSING ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED ON EASEMENTS WITHIN THOSE THE (5) FOOT WIDE EASEMENTS.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, TELEPHONE, OR CABLE TELEVISION EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE RECORDED HEREIN.
- \* NONE AFFECTED

**LEGEND**

- EXISTING CONTOUR
- PROPOSED CONTOUR
- ELECTRIC GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
- DRAINAGE
- SANITARY SEWER
- RIGHT OF WAY
- RANGE
- CENTERLINE
- EASEMENT
- RIVER ROCK RANCH P.U.D. UNIT 1
- VOL. 12100, PAGES 118-119
- FINISH FLOOR ELEVATION
- MIDLINE
- FEMA FLOOD PLAN
- EFFECTIVE DATE: FEBRUARY 16, 1994
- RIVER ROCK RANCH, PUD
- CLEAR CASE NO. 07-06-2009
- STREET CENTERLINE

**SUBDIVISION PLAT  
ESTABLISHING  
RIVER ROCK RANCH P.U.D.  
UNIT 2**

BEING A 41.4066 ACRE TRACT OF LAND OUT OF THE M.F. HERNANDEZ SURVEY NO. 4201, ABSTRACT NO. 314, COUNTY BLOCK 4709 AND THE L. GONZALEZ SURVEY NO. 31, ABSTRACT NO. 254, COUNTY BLOCK 4704, BEAR COUNTY, TEXAS, SAID 41.383 ACRE TRACT ALSO BEING A PORTION OF THAT CERTAIN 87.025 ACRE TRACT CONVEYED TO GREEN LAND VENTURES, LTD. BY DEED RECORDED IN VOLUME 12100, PAGES 707-711, OFFICIAL PUBLIC RECORDS, BEAR COUNTY, TEXAS, AND ALSO BEING A PORTION OF THAT CERTAIN 86.858 ACRE TRACT CONVEYED TO GREEN LAND VENTURES, LTD. BY DEED RECORDED IN VOLUME 12100, PAGES 658-662, OFFICIAL PUBLIC RECORDS, BEAR COUNTY, TEXAS.



12770 CHAMARRON PARK, SUITE 100  
SAN ANTONIO, TEXAS 78240  
TEL: (210) 998-5051  
FAX: (210) 998-5051

STATE OF TEXAS  
COUNTY OF BEAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A duly AUTHORIZED AGENT, DELEGATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOR THE PURPOSES OF PLANNING, DESIGNING, CONSTRUCTING, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND OPERATIONS THEREON EXPRESSED.

OWNER

STATE OF TEXAS  
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **DAVID AGUILERA**, Notary Public, State of Texas, My Commission Expires June 03, 2012

ON THIS DAY OF **NOVEMBER**, 2009, AT **BEAR COUNTY, TEXAS**

**DAVID AGUILERA**  
Notary Public, State of Texas  
My Commission Expires June 03, 2012

STATE OF TEXAS  
COUNTY OF BEAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MANNING STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

**JAMES W. RUSSELL**  
JAMES W. RUSSELL, PROFESSIONAL SURVEYOR NO. 4320  
MOY CIVIL ENGINEERS, INC.  
12770 CHAMARRON PARK, SUITE 100  
SAN ANTONIO, TEXAS 78240  
PHONE: (210) 998-5051

STATE OF TEXAS  
COUNTY OF BEAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE, THIS PLAT CONFORMS TO ALL REQUIREMENTS OF UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

**BURT P. WELLMANN**  
BURT P. WELLMANN, P.E.  
LICENSED PROFESSIONAL ENGINEER NO. 100256  
MOY CIVIL ENGINEERS  
12770 CHAMARRON PARK, SUITE 100  
SAN ANTONIO, TEXAS 78240  
PHONE: (210) 998-5051

STATE OF TEXAS  
COUNTY OF BEAR

THIS PLAT OF **RIVER ROCK RANCH, P.U.D., UNIT 2** WAS BEEN SUBMITTED TO AND APPROVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SAID COMMISSION.

DATED THIS **11** DAY OF **NOVEMBER**, A.D. **2009**

BY **CHARMAN**

BY **SECRETARY**

**CERTIFICATE OF APPROVAL**

THE UNDERSIGNED, COUNTY JUDGE, OF BEAR COUNTY, TEXAS, AND PRESIDENT, OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS ONLY FILED WITH THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS, AND IS HEREBY APPROVED BY SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND RESOLUTIONS GOVERNING LAND, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT.

ON THIS **11** DAY OF **NOVEMBER**, A.D. **2009**

ATTEST: COUNTY JUDGE, BEAR COUNTY, TEXAS

COUNTY CLERK, BEAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEAR

I, **\_\_\_\_\_**, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE **11** DAY OF **NOVEMBER**, A.D. **2009**

AT **\_\_\_\_\_** M. AND DULY RECORDED THE **11** DAY OF **NOVEMBER**, A.D. **2009** AT **\_\_\_\_\_** M.

IN THE RECORDS OF **\_\_\_\_\_** OF SAID COUNTY, IN BOOK VOLUME **\_\_\_\_\_** ON PAGE **\_\_\_\_\_**

IN TESTIMONY WHEREOF, I WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS **11** DAY OF **NOVEMBER**, A.D. **2009**

COUNTY CLERK, BEAR COUNTY, TEXAS

BY **\_\_\_\_\_**, DEPUTY

SHEET 2 OF 5

BEING A 41.4066 ACRE TRACT OF LAND OUT OF THE M.J. HERNANDEZ SURVEY NO. 420, ABSTRACT NO. 314, COUNTY BLOCK 4709 AND THE L. C. SURVEY NO. 418, ABSTRACT NO. 254, COUNTY BLOCK 4704, BEXAR COUNTY, TEXAS, SAID 41.4066 ACRE TRACT ALSO BEING A PORTION OF THAT CERTAIN 87.025 ACRE TRACT CONVEYED TO GREEN LAND VENTURES, LTD. BY DEED RECORDED IN VOLUME 12100, PAGES 707-711, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS, AND ALSO BEING A PORTION OF THAT CERTAIN 96.858 ACRE TRACT CONVEYED TO GREEN LAND VENTURES, LTD. BY DEED RECORDED IN VOLUME 12100, PAGES 658-662, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.



STATE OF TEXAS  
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

STATE OF TEXAS  
COUNTY OF BEXAR

NOTWICE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED  
DANIEL ADAMS KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED  
TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED  
THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN  
THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 15<sup>TH</sup> DAY OF  
NOVEMBER 2009

Daniel Adams  
NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

STATE OF TEXAS)  
COUNTY OF BEKAR)

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH IN THE BOARD OF PROFESSIONAL LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY ME.

*James W. Russell* 11/18/67

JAMES W. RUSSELL  
REGISTERED PROFESSIONAL SURVEYOR NO. 4320  
MOT OF C SURVEYORS, INC.  
12770 CHAUNARIN PARK, STE. 100  
SAN ANTONIO, TEXAS 78249  
PH (210) 698-5061

STATE OF TEXAS)  
COUNTY OF BEKAR)

I HEREBY CERTIFY THAT THE FOREVER ENGINEERING CONSERVATION HAS BEEN GIVEN ON THE PLAT TO THE MATTERS OF STREAMS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE, THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNITED STATES DEPARTMENT OF AGRICULTURE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

*Don E. Williams* 11/18/67

DON E. WILLIAMS  
REGISTERED PROFESSIONAL ENGINEER NO. 100256  
MOY OIL, ENGINEERS  
12770 CHAUNARIN PARK, STE. 100  
SAN ANTONIO, TEXAS 78249  
PHONE (210) 698-5061

STATE OF TEXAS  
COUNTY OF BEXAR

THIS PLAT OF REVER ROCK RANCH, P.L.D., UNIT 2 WAS BEEN  
SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF  
SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SAID COMMISSION  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_

BY \_\_\_\_\_ CHAIRMAN

\_\_\_\_\_ SECRETARY

CERTIFICATE OF APPROVAL

WE, THE UNDERSIGNED, COUNTY JUDGE, OF BEXAR COUNTY, TEXAS, AND PRECIOUS  
COUNTY CLERK, DO HEREBY CERTIFY THAT THE PLAT OF REVER ROCK RANCH, P.L.D., UNIT 2  
THAT THE ATTACHED PLAT WAS ONLY FILED WITH THE COMMISSIONERS COURT OF  
BEXAR COUNTY, TEXAS, AND AFTER EXAMINATION IT APPEARS THAT SAID PLAT  
IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAID  
PLAT AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT  
ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_

\_\_\_\_\_  
ATTORNEY AT LAW, DALLAS, TEXAS

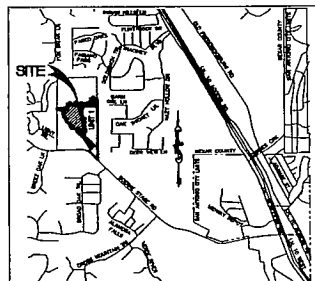
STATE OF TEXAS  
COUNTY OF BECAR

I, \_\_\_\_\_, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS  
PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_  
AT \_\_\_\_\_ M., AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_ AT \_\_\_\_\_  
IN THE RECORDS OF \_\_\_\_\_ AND \_\_\_\_\_ OF SAID COUNTY, IN BOOK VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_  
IN TESTIMONY WHEREOF, I HAVE IN OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_  
COUNTY CLERK, BECAR COUNTY, TEXAS

BY: \_\_\_\_\_, DEPUTY

SHEET 3 OF 5

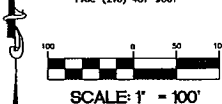
P:\050740-River Rock Ranch\050752-UNIT2\chgo\U2-BASE.dwg, 11/18/2009 11:33:44 AM, Image, 1:18



**LOCATION MAP** NOT TO SCALE  
GRID NO. 447 B8

OWNER / DEVELOPER

**GREEN LAND VENTURES, LTD.**  
505 MADISON OAK DRIVE  
SAN ANTONIO, TEXAS 78258  
TEL: (210) 481-9000  
FAX: (210) 481-8001

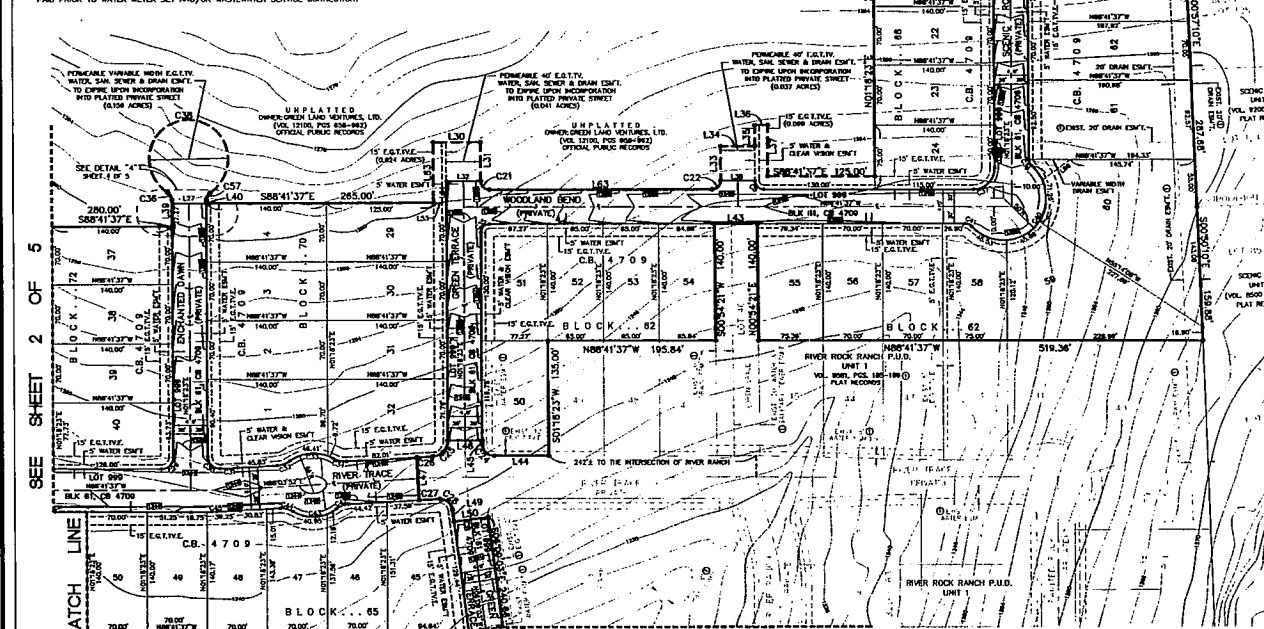


**WASTEWATER EDU NOTE:**

WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.

**2. IMPACT FEE PAYMENT DUE:**

IMPACT FEE PAYMENT DUE: WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.



MATCH	LINE	SEE
-------	------	-----

SHEET 4 OF 5

DEVELOPMENT SERVICES  
RECEIVED

2019 DEC -1 AM 8:57

SEE SHEET 2 OF 5





- (7) THE GRAPIC LOCATION OF THE SUBJECT TRACT ON THE FEDERAL HYDROLOGICAL MANAGEMENT AGENCY (FHMA) FLOOD INSURANCE MAP WITH CONVEYANCE PANEL NO. ABCDEFGHJKL, EFFECTIVE DATE 01-01-89, PORTLAND, OREGON, INDICATES THAT THE SUBJECT TRACT IS SURFACED "A," WHICH IS DETERMINED BY FEMA AS AN AREA INUNDATED BY 100-YEAR-FLOOD WITH NO RISK FROM OVERWASH OR BREACH OF STRUCTURES.
- (8) EXCEPT AS SHOWN, PROPERTY OWNERS WILL BE INUNDATED WITH A SET 1/2" HOOD ROOF WITH AN GRAVITY "LOW SURFACE" PLAIN CEMENT PRACTICE, OTHERWISE A MOVEMENT THAT IS PERMANENT AND NOT EASILY REVERSIBLE.
- (9) BULKHEAD WALLS HAS ESTABLISHED FROM DATA RECEIVED IN VOLUME 102 PAGES 608-661; OFFICIAL PUBLIC RECORDS, BEAR COUNTY, IDEAAS, STATE PLANS, COORDINATES PROVIDED BY DEEDING INC.
- (10) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF IF ABOVE FINAL ADJACENT GRADE, ADJUSTED TO THE UNIFORM FINISHED FLOOR ELEVATIONS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100-YEAR ULTIMATE DEVELOPMENT.
- (11) NO STRUCTURES, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPERE DRAINAGE SHALL BE PLACED ON THE PROPOSED LOT. ANY SUCH OBSTRUCTION SHALL BE REMOVED OR MODIFIED TO THE POINT OF MODIFICATION WHENEVER THERE ARE CROSS-CUTTING DRAINAGE CHANNELS, AS APPROVED, SHALL BE MAINTAINED TO THE SAME STANDARD AS THE ADJACENT LOT. THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER DRAMATICALLY ADJACENT PROPERTY TO RELOCATE OR REMOVE OBSTRUCTIONS TO THE LIMITS OF SAID DRAINAGE SYSTEMS.
- (12) OWNER SHALL COMPLY WITH THE STRUCTURE REQUIREMENTS OF THE UNITED DEVELOPMENT CODE (SECTION 30-512) DURING ANY CONSTRUCTION PHASE.
- (13) THE DEVELOPER DECIDES THE SANITARY SEWER WASTE UNDER COMPLIANCE BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO UTILITY SYSTEM. THE DEVELOPER SHALL PROVIDE OWN AND MAINTENANCE OF ALL SANITARY SEWER WASTE INCLUDED WITH THIS SUBDIVISION PLAN.
- (14) RIVER BOAT RANCH HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, WILL PROVIDE MAINTENANCE FOR ALL PRIVATE STREETS, EASEMENTS, TRAFFIC ISLANDS, PARKS AND OPEN SPACE.
- (15) ALL SUBDIVISION PERMITTED ROADWAYS AND DISTANCES ARE FOR THE RECORDED INFORMATION ONLY.

[illegible]

-  
(604)  
E.G.T.V.E.  
BRN.  
SAB. SEW.  
R.O.W.  
R  
E  
ENT.  
①  
F.F.C.

DISTING CONTOUR  
PROPOSED CONTOUR  
ELECTRIC GAS TELEPHONE &  
CABLE TELEVISION EASEMENT  
DRAINAGE  
SANITARY SEWER  
RIGHT OF WAY  
RADIIUS  
CENTRELINE  
EASEMENT  
INVERT R/O RAMPAN P.U.D. UNIT  
VOL. 98-01, PGS. 180-189  
FINISH FLOOR ELEVATION  
MATCHLINE  
TERMINAL FLOOD PLAIN  
EFFECTIVE DATE FEBRUARY 18, 7  
RIVER R/O RAMPAN, PU  
CLEAR CASE NO. 07-06-2000R  
STREET CENTRLINE

BEING A 41,406.82 ACRES TRACT OF LAND OUT OF THE W.F. HERNANDEZ SURVEY NO. 420, ABSTRACT NO. 314, COUNTY BLOCK 4709 AND THE L. GONZABA SURVEY NO. 31, ABSTRACT NO. 254, COUNTY BLOCK 4704, BEXAR COUNTY, TEXAS, SAID 41,383 ACRES TRACT ALSO BEING A PORTION OF THAT CERTAIN 87,025 ACRES TRACT CONVEYED TO GREEN LAND VENTURES, LTD. BY DEED RECORDED IN VOLUME 12100, PAGES 707-711, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS, AND ALSO BEING A PORTION OF THAT CERTAIN 96,858 ACRES TRACT CONVEYED TO GREEN LAND VENTURES, LTD. BY DEED RECORDED IN VOLUME 12100, PAGES 658-662, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.



OWNER: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DANA LOREN KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

10  
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 10<sup>th</sup> DAY OF  
NOVEMBER 2007

\_\_\_\_\_  
 NOTARY PUBLIC  
 TARRANT COUNTY, TEXAS

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STAND-  
SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORD-  
TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

MOY C.E. SURVEYORS, INC.  
*James W. Russell* 1/18/09  
JAMES W. RUSSELL  
REGISTERED PROFESSIONAL SURVEYOR No. 4320  
MOY C.E. & SURVEYORS, INC.

12770 CIMARRON PATH STE. 100  
SAN ANTONIO, TEXAS 78249  
PH# (210) 898-5051

STATE OF TEXAS)

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO  
PLAY TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE  
OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFORM  
DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAME

*Burt P. Wellmann* 11/18/09  
BURT P. WELLMANN, P.E.  
LICENSED PROFESSIONAL ENGINEER NO. 100256

MOY CIVIL ENGINEERS  
12770 CHARRON PATH, STE. 100  
SAN ANTONIO, TEXAS 78249  
PHONE: (210) 698-5051

STATE OF TEXAS  
COUNTY OF BEXAR

THIS PLAT OF RIVER ROCK RANCH, P.U.D., UNIT 2 HAS BEEN  
SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_

BY \_\_\_\_\_

BY \_\_\_\_\_  
SECRETARY

**CERTIFICATE OF APPROVAL**  
THE UNDERSIGNED, COUNTY JUDGE, OF BEXAR COUNTY, TEXAS, AND PRESIDING  
OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY  
THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF  
BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT

IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME,  
AND THAT THIS PLAY HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT  
ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_.

ATTESTED COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

\_\_\_\_\_, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT  
 WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_  
 \_\_\_\_\_, AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_ AT \_\_\_\_\_

RECORDS OF \_\_\_\_\_ AND \_\_\_\_\_ OF SAID COUNTY, IN BOOK VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_  
 WITNESS WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_  
 COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: \_\_\_\_\_, DEPUTY  
SHEET 5

Rock Ranch\050752-UNIT2.dwg\U2-BASE.dwg, 11/18/2009 11:34:31 AM, jmac

SCALE: 1" = 100'

**GREEN LAND VENTURES, LTD.**  
505 MADISON OAK DRIVE  
SAN ANTONIO, TEXAS 78258  
TEL: (210) 481-9000  
FAX: (210) 481-9001

WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.

**IMPACT FEE PAYMENT DUE:**  
IMPACT FEE PAYMENT DUE: WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION

LOTS 14 THROUGH 35, BLOCK 85, LOTS 7 THROUGH 11, BLOCK 87, LOTS 9 THROUGH 13, BLOCK 88 LIE WITHIN THE FENIA 100-YEAR FLOODPLAIN AS DETERMINED BY THE FENIA FLOOD INSURANCE MAP OF BEACON COUNTY, TEXAS, MAP NO. 48029C0095E, DATED FEBRUARY 18, 1996. BASED ON A FLOODPLAIN STUDY PREPARED BY MOY CIVIL ENGINEERS, AND APPROVED BY THE CITY OF SAN ANTONIO AND BEACON COUNTY, THESE LOTS DO NOT LIE WITHIN THE FENIA 100-YEAR FLOODPLAIN. THIS FLOODPLAIN STUDY WAS APPROVED BY FENIA AS A CONDITIONAL LETTER OF MAP REVISION, CASE NO. 07-07-2008. ELEVATION CERTIFICATE FOR LOTS CONSTRUCTED ON THESE LOTS SHALL BE SUBMITTED TO THE CITY OF SAN ANTONIO AND BEACON COUNTY, UNTIL FENIA ISSUES A LETTER OF MAP REVISION.

MATCH LINE  
SEE THIS SHEET

UNPLATTE  
HER GREEN LAND VENTU  
(VOL 12100, PGS 858  
OFFICIAL PUBLIC REC

MATCH LINE  
SEE THIS SHEET



REPLY TO  
ATTENTION OF

**DEPARTMENT OF THE ARMY**  
US ARMY INSTALLATION MANAGEMENT COMMAND  
HEADQUARTERS, UNITED STATES ARMY GARRISON, FORT SAM HOUSTON  
1206 STANLEY ROAD SUITE A  
FORT SAM HOUSTON, TX 78234-5001

Office of the Commander

JUL 27 2009

Roderick J. Sanchez,  
Director, Planning and Development Services  
City of San Antonio  
P.O. Box 839966  
San Antonio, Texas 78283-3966

Robert Murdock, Brig. Gen. USAF (Ret.)  
Director, Office of Military Affairs  
City of San Antonio  
PO Box 839966  
San Antonio, Texas 78283-3966

Dear Mr. Sanchez and Mr. Murdock,

Thank you for the opportunity to respond to your staff's July 15, 2009 notification on 090245 River Rock Ranch PUD Unit 2, a 41.145 acre single-family development (127 lots) within the 5-mile Camp Bullis Awareness Zone. We provide the following comments.

Developing the tract may displace endangered species onto Camp Bullis. Surveys of Golden-cheeked Warblers, a federally listed endangered species, have shown approximately a 50% increase on Camp Bullis in the past 5 years. We believe this is caused by the large-scale clear-cutting of oak and juniper trees within 5 miles of Camp Bullis. Increased Warbler populations on Camp Bullis trigger further Endangered Species Act restrictions on military training. About 10,000 of the 28,000 acres of Camp Bullis are potential habitat (3,400 acres are currently occupied habitat, and this increases as displacement occurs and increases the restrictions on our field training). We believe that any development within 5 miles of Camp Bullis which involves substantial clear-cutting of thick stands of old growth juniper and oak trees should be preceded by an endangered species survey, as was done by the RIM developers last year for the 106 acre tract on the southwest corner of Camp Bullis. From enclosed digital overhead imagery, it appears that part of the tract is heavily wooded with old growth juniper and oak.

The tract is approximately 2.1 miles west of the Installation and is within Camp Bullis' 3 mile light zone. Continuing to place high density development within the 3 mile light zone could create many light issues for military training operations conducted on Camp Bullis if dark sky lighting is not used. Night-time lighting from new developments is already interfering with night vision goggle (NVG) training on Camp Bullis. Lighting causes a halo effect and can greatly reduce the effective distance for NVGs. Night training (land navigation, helicopters, etc) is done in many different areas of Camp Bullis.

Our concerns on compatibility with Camp Bullis will be addressed as long as the developer:

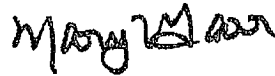
- 1) has appropriate documentation for the potential golden-cheeked warbler habitat -- recent surveys (not older than 3 years) conducted by a professional biological consultant IAW the US



Fish & Wildlife Service (USFWS) protocols showing that no endangered species are present and sends the surveys to USFWS Ecological Services Office in Austin; and 2) commits to incorporate dark sky lighting measures such as the July 2008 Bexar County light order (rather than asserting that the development is subject to "grandfathering" in terms of the light order).

My points of contact are Mr. Phil Reidinger at (210) 221-1099 or (210) 336-0449 (cell) or Mr. Jim Cannizzo at (210) 295-9830.

Sincerely,

A handwritten signature in black ink, appearing to read "Mary E. Garr".

Mary E. Garr  
Colonel, US Army  
Garrison Commander

Enclosure

Date: December 1, 2009

To: Roderick J. Sanchez  
Director of Planning and Development Services  
City of San Antonio  
P.O. Box 839966  
San Antonio, Texas 78283-3966

Robert Murdock, Brig. Gen. USAF (Ret.)  
Director, Office of Military Affairs  
City of San Antonio  
P.O. Box 839966  
San Antonio, Texas 78283-3966

Re: River Rock Ranch PUD, Unit 2 (City of San Antonio Plat No. 090245)

Dear Mr. Sanchez and Mr. Murdock,

This letter serves as our response to the concerns addressed in the letter from the Office of the Commander dated July 27, 2009 regarding the Camp Bullis Awareness Zone.

In regards to the referenced plat currently under review for approval by The City of San Antonio Planning and Development Services:

- 1.) An endangered species survey was performed in 2005 which showed no evidence of golden cheek warbler or their habitat located within the boundaries of the development. As this survey is older than the requested 3 year age limit, we will have a professional biological consultant perform a new survey during the time period set forth by the USFWS and submit findings to appropriate agency(s).
- 2.) We will incorporate within our Declaration of Covenants, Conditions and Restrictions an addendum which requires homes within the development to comply with the July 2008 Bexar County light order.

If you have any additional questions, please call me at (210) 481-9001.

Sincerely,



Dana Green, President  
Green Land Ventures, LTD.



**PLANNING COMMISSION  
SUBDIVISION**

AGENDA ITEM NO: 14 December 18, 2009

KB CULEBRA UNIT 3A, PUD  
**SUBDIVISION NAME**

**MAJOR PLAT**

090327  
**PLAT #**

**COUNCIL DISTRICT:** Outside San Antonio City Limits

**FERGUSON MAP GRID:** 577 B-1

**OWNER:** KB Home, by Joseph C. Hernandez

**ENGINEER:** M.W. Cude Engineering, L.L.C., by Ian Cude, P.E.

**CASE MANAGER:** Richard Carrizales, Planner (207-8050)

**Date filed with Planning Commission:** December 10, 2009

**Location:** Extension of Stags Leaf, east of Robert Mondavi

**Services Available:** SAWS water and Sewer

**Zoning:** Outside San Antonio City Limits

**Plat is associated with:**

MDP 024-06, Silverado Subdivision, accepted on September 28, 2006

PUD 06-018, Silverado Subdivision, approval on October 11, 2006

**Proposed Use:** Street right of way

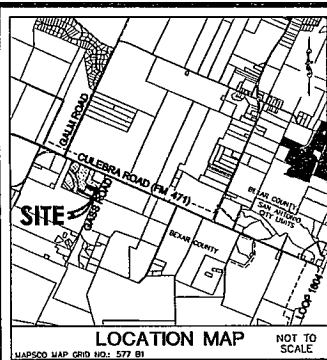
---

**APPLICANT'S PROPOSAL:**

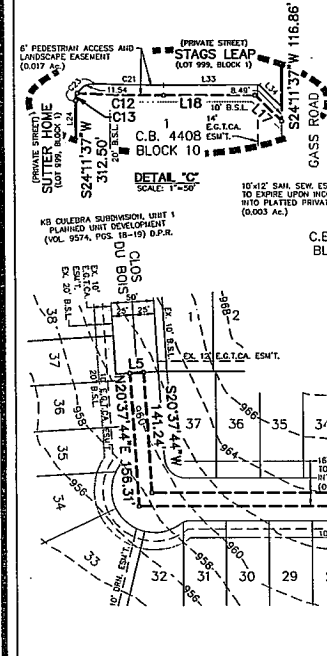
To plat 3.791 acres consisting of 1 non-single family lot and 290 linear feet of private street.

**STAFF RECOMMENDATION:**

Approval



LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	12.00	N24°11'37"E	L18	53.32	N55°48'23"W
L2	103.29	S44°20'35"W	L19	50.00	N89°48'23"W
L3	15.55	S69°48'23"W	L20	62.86	N24°11'37"E
L4	17.00	N24°11'37"E	L21	50.00	S65°48'23"W
L5	16.00	S69°48'23"W	L22	50.00	N24°11'37"E
L6	17.00	N24°11'37"E	L23	100.00	S24°11'37"E
L7	10.00	S65°48'23"W	L24	100.00	N24°11'37"E
L8	112.18	N44°20'35"E	L25	12.00	N24°11'37"E
L9	96.69	N24°11'37"E	L26	100.00	S65°48'23"W
L10	100.00	N27°17'53"E	L27	100.00	N24°11'37"E
L11	100.00	N24°11'37"E	L28	100.00	S65°48'23"W
L12	54.75	N24°11'37"E	L29	100.00	N24°11'37"E
L13	50.00	S65°48'23"W	L30	100.00	S65°48'23"W
L14	50.00	N24°11'37"E	L31	100.00	N24°11'37"E
L15	53.32	S65°48'23"W	L32	50.00	N24°11'37"E
L16	21.83	N89°48'23"W	L33	50.00	N24°11'37"E
L17	21.83	N24°11'37"E	L34	10.00	S24°11'37"E



LEGEND	
AL	ADDRESS
B.S.L.	BUILDING SETBACK LINE
CI	CURVE NUMBER
CB	COUNTY BLOCK
CP	CITY PUBLIC SERVICE
D.P.R.	DEED AND PLAT RECORDS
DRN.	DRAINAGE
EDN.	EQUIVALENT DWELLING UNIT
ET.C.T.A.	ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION
ESMT.	EASTMENT
EX.	EXISTING
FLP.	FOUND LOT/FIN
LI	LINE NUMBER
M.S.	NATIONAL GEODETIC SURVEY
O.P.R.	OFFICIAL PUBLIC RECORDS
R.O.W.	RIGHT-OF-WAY
R.P.P.	REAL PROPERTY RECORDS
SAN. SEW.	SANITARY SEWER
VAR. W.B.	VARIABLE WIDTH
VOL.	VOLUME
PROPOSED	PROPOSED
STREET CENTERLINE	STREET CENTERLINE
EXISTING MAJOR CONTOUR	EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR	EXISTING MINOR CONTOUR

**CPS NOTES:**  
THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CPS ENERGY) IS HEREBY DEDICATING THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS SHOWN ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PAROLLING AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS AND EGRESS OVER GRANTEE'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS, ALL TREES OR PARTS THEREOF, ON OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY HEREINAFTER ENDANGER THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF, IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

ANY CPS ENERGY UTILITY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY EQUIPMENT, LOCATED WITHIN SAID EASEMENT DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TELEVISION EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

**ENGLISH FLOOR NOTE:**  
ALL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.

**WASTEWATER EASEMENT:** THE NUMBER OF EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.

**WASTEWATER EASEMENT:** LAND WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PLAT. ALL IMPACT FEES, AT THE RATES IN EFFECT AT THE TIME OF PLAT RECORDED, MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

**DRAINAGE NOTE:**  
NO STRUCTURES, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS AND RIGHT-OF-WAY SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS AND RIGHT-OF-WAY, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT OF ACCESS AND EGRESS OVER GRANTEE'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND RIGHT-OF-WAY AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS AND RIGHT-OF-WAY.

**RAILROAD NOTES:**  
ALL PRIVATE STREETS (LOT 999, BLOCK 1, SUTTER HOME AND STAGS LEAP) ARE ALSO ELECTRIC, TELEPHONE, GAS, CABLE T.V., POSTAL, WATER, SANITARY SEWER, DRAINAGE AND PEDESTRIAN ACCESS EASEMENTS.

ALL STREETS ARE PRIVATE STREETS.

THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM, THE SAN ANTONIO WATER SYSTEM WILL MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.

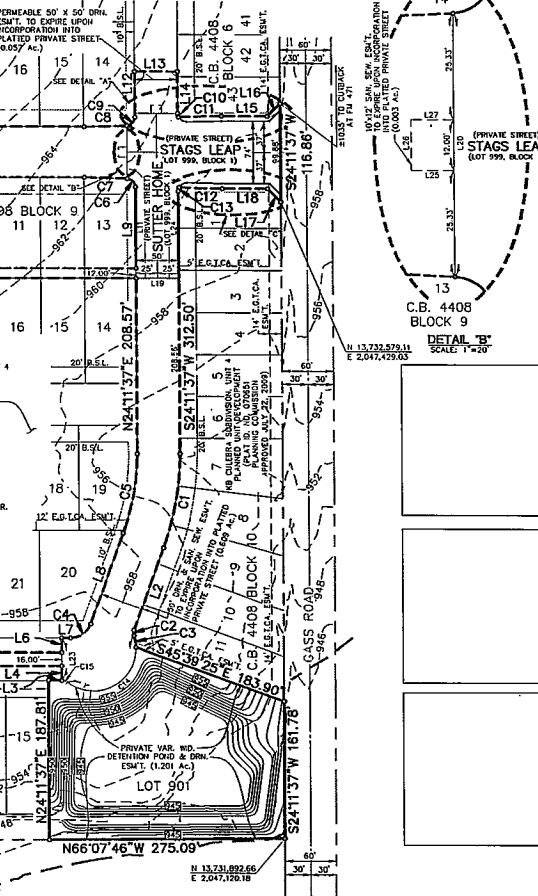
THE MAINTENANCE OF ALL PRIVATE STREETS, DRAINAGE EASEMENTS, DETENTION POND, OUTLET STRUCTURE AND EASEMENTS OF ANY NATURE, WITHIN KB CULEBRA SUBDIVISION, UNIT 3A PLANNED UNIT DEVELOPMENT, SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEAR COUNTY.

THE BEARINGS AND COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD (83).

1/2" IRON PINS WITH RED CAP STAMPED M.W. CUDE SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

CURVE TABLE						
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD BEARING	CHORD LENGTH
C1	324.00	200.00	57.74	114.26	S34°16'05"W	113.71
C2	10.00	172.00	2.04	6.63	S29°12'00"W	6.57
C3	50.00	169.10	3.46	13.96	S14°22'50"W	13.93
C4	23.00	99.31	12.46	30.48	N79°16'06"E	28.63
C5	275.00	200.00	49.86	162.71	N43°16'06"E	162.71
C6	10.00	165.31	9.48	13.18	N13°12'00"W	13.18
C7	810.00	133.24	24.99	49.98	N81°17'00"W	49.97
C8	910.00	133.24	24.99	49.98	N57°00'45"E	49.97
C9	10.00	165.31	9.48	13.18	N67°40'14"E	13.18
C10	10.00	165.31	9.48	13.18	N50°00'00"E	13.18
C11	910.00	133.24	24.99	49.98	S87°22'51"E	50.34
C12	910.00	133.24	24.99	49.98	N84°13'35"W	50.34
C13	10.00	165.31	9.48	13.18	N57°00'45"E	13.18
C14	50.00	142.47	12.73	12.73	S78°16'05"W	12.73
C15	10.00	165.31	9.48	13.18	N48°16'13"E	13.18
C16	500.00	100.00	15.71	31.82	N64°13'35"W	31.82
C17	500.00	100.00	15.71	31.82	S64°13'35"E	31.82
C18	910.00	133.24	24.99	49.98	N87°22'51"E	49.98
C19	910.00	133.24	24.99	49.98	N84°13'35"W	49.98
C20	500.00	100.00	15.71	31.82	S59°22'25"E	31.82
C21	10.00	165.31	9.48	13.18	S78°16'05"E	13.18
C22	10.00	165.31	9.48	13.18	S59°22'25"E	13.18

C.B. 4408  
BLOCK 8



**LEGEND**  
AL - ADDRESS  
B.S.L. - BUILDING SETBACK LINE  
CI - CURVE NUMBER  
CB - COUNTY BLOCK  
CP - CITY PUBLIC SERVICE  
D.P.R. - DEED AND PLAT RECORDS  
DRN. - DRAINAGE  
EDN. - EQUIVALENT DWELLING UNIT  
ET.C.T.A. - ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION  
ESMT. - EASTMENT  
EX. - EXISTING  
FLP. - FOUND LOT/FIN

**SCALE: 1" = 100'**

LIMITS OF 100 YEAR FEMA EFFECTIVE FLOOD PLAIN FOR LOT CASE NO. 98-06-0467P AS DATED DECEMBER 8, 2008.

NATIONAL SHEET SHOOTING ASSOCIATION REMAINING PORTION OF 383.96 AC. (VOL. 0200, PG. 232) O.P.R.

# PLAT NO. 090327 **CUDE** SUBDIVISION PLAT ESTABLISHING **KB CULEBRA** SUBDIVISION, UNIT 3A **PLANNED UNIT DEVELOPMENT**

BEING 3.695 ACRES OF LAND OUT OF THE LUIS GONZALEZ SURVEY NO. 84, ABSTRACT NO. 253, COUNTY BLOCK 4408 BEAR COUNTY, TEXAS AND OUT OF A 95.422 ACRE TRACT DESCRIBED BY DEED RECORDED IN VOLUME 11918, PAGE 1012, OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS.

THIS PLAT OF KB CULEBRA SUBDIVISION, UNIT 3A P.U.D. HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_

BY \_\_\_\_\_ CHAIRMAN

STATE OF TEXAS  
COUNTY OF BEAR  
SECRETARY

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINAGE EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

**DRAWN / DEVELOPER**  
CONTACT: JOE HERNADEZ  
4800 FREDERICKSBURG RD.  
SAN ANTONIO, TEXAS 78201  
TEL: (210) 340-1111  
FAX: (210) 379-0072

OTHER \_\_\_\_\_

DULY AUTHORIZED AGENT \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF BEAR  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_

NOTARY PUBLIC  
FOR AND IN THE STATE OF TEXAS

**CERTIFICATE OF APPROVAL**  
THE UNDERSIGNED, COUNTY JUDGE OF BEAR COUNTY, TEXAS, AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS, AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT.

ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_

ATTESTED \_\_\_\_\_ COUNTY JUDGE, BEAR COUNTY, TEXAS

COUNTY CLERK, BEAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEAR  
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNITED PLANNING COMMISSION.

M.W. CUDE ENGINEERS L.L.C.  
IAN J. CUDE, P.E.  
LICENSED PROFESSIONAL ENGINEER DATE \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF BEAR  
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

M.W. CUDE ENGINEERS L.L.C.  
STEPHANIE L. JAMES, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR DATE \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF BEAR  
I, \_\_\_\_\_ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_ AT \_\_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_ AT \_\_\_\_\_ M. IN THE OFFICIAL PUBLIC AND PLAT RECORDS OF SAID COUNTY, IN BOOK / VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_

COUNTY CLERK, BEAR COUNTY, TEXAS  
BY \_\_\_\_\_ DEPUTY  
DECEMBER 2009 SHEET 1 OF 1

**PLANNING COMMISSION**  
**FLOODPLAIN PERMIT VARIANCE REQUEST**  
**AGENDA ITEM NO: 15 December 18, 2009**

PEARL – ICE HOUSE

#FPV 10-002

**COUNCIL DISTRICT:** 1

**FERGUSON MAP GRID:** 617 A-2

**OWNER:** Rio Perla Properties, LP, by William Shown

**ENGINEER:** Pape-Dawson Engineers, Inc, by Thomas Carter P.E.

**CASE MANAGER:** Luz M. Gonzales, Planner (207-7898)

**Location:** On the southside of E. Grayson Street, west of Isleta

**Proposed Use:** Ice House Restaurant and Bar

---

**APPLICANT'S REQUEST:**

The applicant has requested a variance from UDC Appendix F, Subdivision C, Section 35-F133 Permit Evaluation, Section (c) which states that if improvements are proposed in the floodplain the Conditional Letter of Map Revision (CLOMR) must be approved by FEMA and the Letter of Map Revision (LOMR) submitted to FEMA prior to acceptance of the construction by the city. A hold will be placed on all building permits for lots in the floodplain until FEMA has approved the LOMR or a performance bond is issued per subsection 35-F134(b).

**DISCUSSION:**

The Department of Public Works has responded to the variance request as indicated in their attached report and does not object to the granting of the variance.

**STAFF RECOMMENDATION:**

The Director of Public Works will support a variance from Appendix F, Subdivision C, Section 35-F133(c) and recommends **approval** of the floodplain variance because the proposed improvements will not result in increased flood heights or cause a threat to public safety.



DEVELOPMENT SERVICES  
RECEIVED

2009 NOV -6 PM 2:35

SP# 11233  
TSPW# 2009168930

November 5, 2009

PUBLIC WORKS  
Storm Water  
Engineering

NOV - 6 2009

Administrative Variance Request Review  
c/o Development Services Staff  
Development Services Department  
City of San Antonio  
1901 S. Alamo  
San Antonio, TX 78204

RECEIVED

Re: Pearl - Ice House  
AP #1578927  
UDC Code Section 35-F133(c)

#4008

Dear COSA DSD:

Rio Perla Properties, LP is proposing to construct an Ice House Restaurant and Bar at the northwest corner of the Pearl Brewery property along the San Antonio River immediately south of E. Grayson Street. The current effective FEMA Floodplain traverses the proposed location of the building. (Reference attached exhibit)

Per Section 35-F133(c) "Construction within a FEMA designated floodplain is not allowed prior to approval of a letter of map revision (LOMR) by the City of San Antonio and submission of said LOMR to FEMA."

This property is adjacent to the San Antonio River Improvements Project (Museum Reach) which was completed in May 2009. The river improvements were completed without submission of a conditional letter of map revision to FEMA. This is not typical for this type of development. HDR, the engineer-of-record for the San Antonio River Improvements Project has indicated to Pape-Dawson they do not have a timeframe on when a LOMR will be submitted to FEMA. The current DFIRM ultimate development flows have been modeled taking into account the proposed river improvements for this area and reduces the 100-year floodplain, completely removing it from the proposed property to be developed. This study documents the 100 year ultimate development

DFirm floodplain is more than 5.5 feet below the proposed finish floor of the Ice House. In addition, the effective 100 year FEMA floodplain not taking into account the recently constructed river improvements is 0.9' below the proposed finish floor elevation of the Ice House.

We respectfully ask that a variance be granted to allow construction for AP #1578927 and all future construction on the Pearl Brewery site using the DFIRM ultimate development 100-year floodplain. It is understood the developer releases the City of any liability for its decision to obtain or not obtain FEMA flood insurance. Furthermore, the developer recognizes that when a LOMR is submitted and approved by FEMA, it shall govern over this variance request."

***If the applicant complies strictly with the provisions of these regulations, he/she can make reasonable use of his/her property:***

- With the current location of the effective FEMA floodplain, no structure would be allowed to be developed on this property.

***The hardship relates to the applicant's land rather than personal circumstance:***

- The intent of the Museum Reach River Improvements was to contain flood flows within the river channel, therefore, releasing land for development. The improvements are complete and the adjacent property has been removed from the effective flood. This variance addresses a timing issue to allow for the construction of the Ice House improvements prior to the update of the FEMA maps.

***The hardship is unique or nearly so, rather than one shared by many surrounding properties:***

- The hardship is unique in that most properties adjacent to this development are developed or are older abandoned developments.

***The hardship is not a result of the applicant's own actions.***

- The granting of the exception/variance will not be injurious to other property and will not prevent the orderly subdivision of other property in the area in accordance with these regulations.

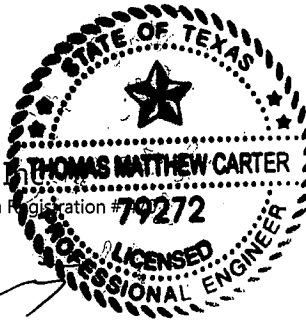
CSA Development Services Dept.  
Pearl - Ice House  
AP #1578927, UDC Code Section 35-514  
November 5, 2009  
Page 3 of 3

In my professional opinion, the proposed variance remains in harmony with the spirit and intent of the UDC and will not adversely affects health, safety, or welfare of the public.


If you have any questions, please call me.


Sincerely,

Pape-Dawson Engineers, P.C.  
Texas Board of Professional Engineers, Firm Registration # 79272



Rio Perla Properties, LP

  
Thomas M. Carter, P.E.  
Vice President, Land Development

  
William Shown  
Vice President of the General Partner

**CITY OF SAN ANTONIO**  
**DEPARTMENT OF PUBLIC WORKS**  
**Interdepartmental Correspondence**

**TO:** Amelia Hartman, Vice Chair, City of San Antonio Planning Commission

**FROM:** Robert J. Browning, PE, CFM  
Chief Storm Water Engineer *RB 12/3/09*

**SUBJECT:** Floodplain Variance Request: FPV-10-002  
For AP#1578927 – 100 E. Grayson St.

**DATE:** December 3, 2009

---

The Department of Public Works Storm Water Engineering Division has reviewed the floodplain variance request submitted by Pape-Dawson Engineers on behalf of their client William Shown for AP#1578927.

Public Works supports the variance because the proposed improvements will not result in increased flood heights or cause a threat to public safety.

The Unified Development Code (UDC) Section 35-F133(c) states that if improvements are proposed in the floodplain the Conditional Letter of Map Revision (CLOMR) must be approved by FEMA and the Letter of Map Revision (LOMR) submitted to FEMA prior to acceptance of the construction by the city. A hold will be placed on all building permits for lots in the floodplain until FEMA has approved the LOMR or a performance bond is issued per subsection 35-F134(b).

Please see the attached correspondence to Mr. William Shown for a discussion of the positions of the Public Works Department. Thank you for your consideration.



# CITY OF SAN ANTONIO

P. O. BOX 8399  
SAN ANTONIO, TEXAS 78208-0399

December 1, 2009

William Shown  
Rio Perla Properties, LP  
5121 Broadway  
San Antonio, TX 78209

**Re: Floodplain Variance FPV-10-002  
AP#1578927-100 E. Grayson St.**

Dear Mr. Shown:

Our department has been in review of the restaurant development proposed through the permitting process under AP#1578927. Unfortunately, the proposed development is not in compliance with the current floodplain ordinance as follows:

1. The proposed development does not meet the following City of San Antonio Unified Development Code (UDC) requirement:
  - Section 35-F133(c) which states that if improvements are proposed in the floodplain the Conditional Letter of Map Revision (CLOMR) must be approved by FEMA and the Letter of Map Revision (LOMR) submitted to the Federal Emergency Management Agency (FEMA) prior to acceptance of the construction by the city. A hold will be placed on all building permits for lots in the floodplain until FEMA has approved the LOMR or a performance bond is issued per subsection 35-F134(b).
2. A variance to the above UDC section will be required prior to Public Works approval of any construction associated with Building Permit AP#1578927.
3. Public Works will support a variance from Appendix F, Subdivision C, Section 35-F133(c) because:
  - The proposed development under permit AP#1578927 is adjacent to the completed project limits of the San Antonio River Improvements Museum Reach. Improvements to the San Antonio River Watershed, through the



Mark Shown  
December 1, 2009  
Page 2 of 2

Museum Reach project, have revised the effective floodplain. It is the City of San Antonio and conjoining agencies intent to officially revise the current Flood Insurance Rate Maps by submitting the associated LOMR to FEMA. A timeline for the LOMR submittal has not been specified to date.

- The project engineer of record has provided documentation, based upon hydraulic analysis taken from the Digital Flood Insurance Rate Map (DFIRM) analysis and modeling the Museum Reach River Improvements, the indicated finished floor elevation is at minimum 1-FT above the best available data, the 100-YR Ultimate water surface elevation (reference Exhibit 1).

If the Variance is approved by the Planning Commission, Public Works, Storm Water Engineering Division will issue a Floodplain Development Permit. If you have additional questions, please contact Priscilla Satarain at (210) 207-0501 or via email at [priscilla.satarain@sanantonio.gov](mailto:priscilla.satarain@sanantonio.gov)

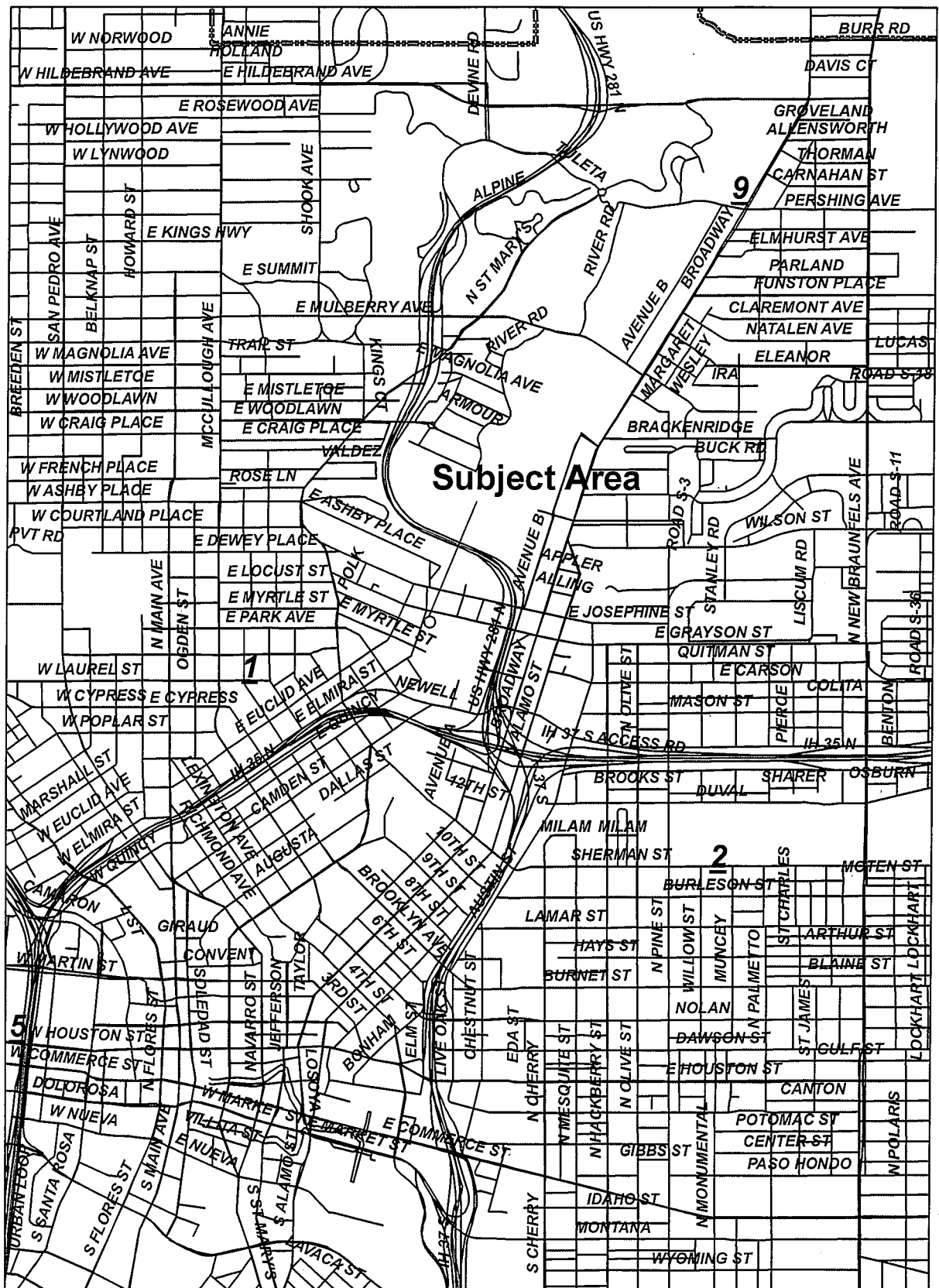
Sincerely,

 12/2/09  
Robert J. Browning, PE, CFM  
Chief Storm Water Engineer

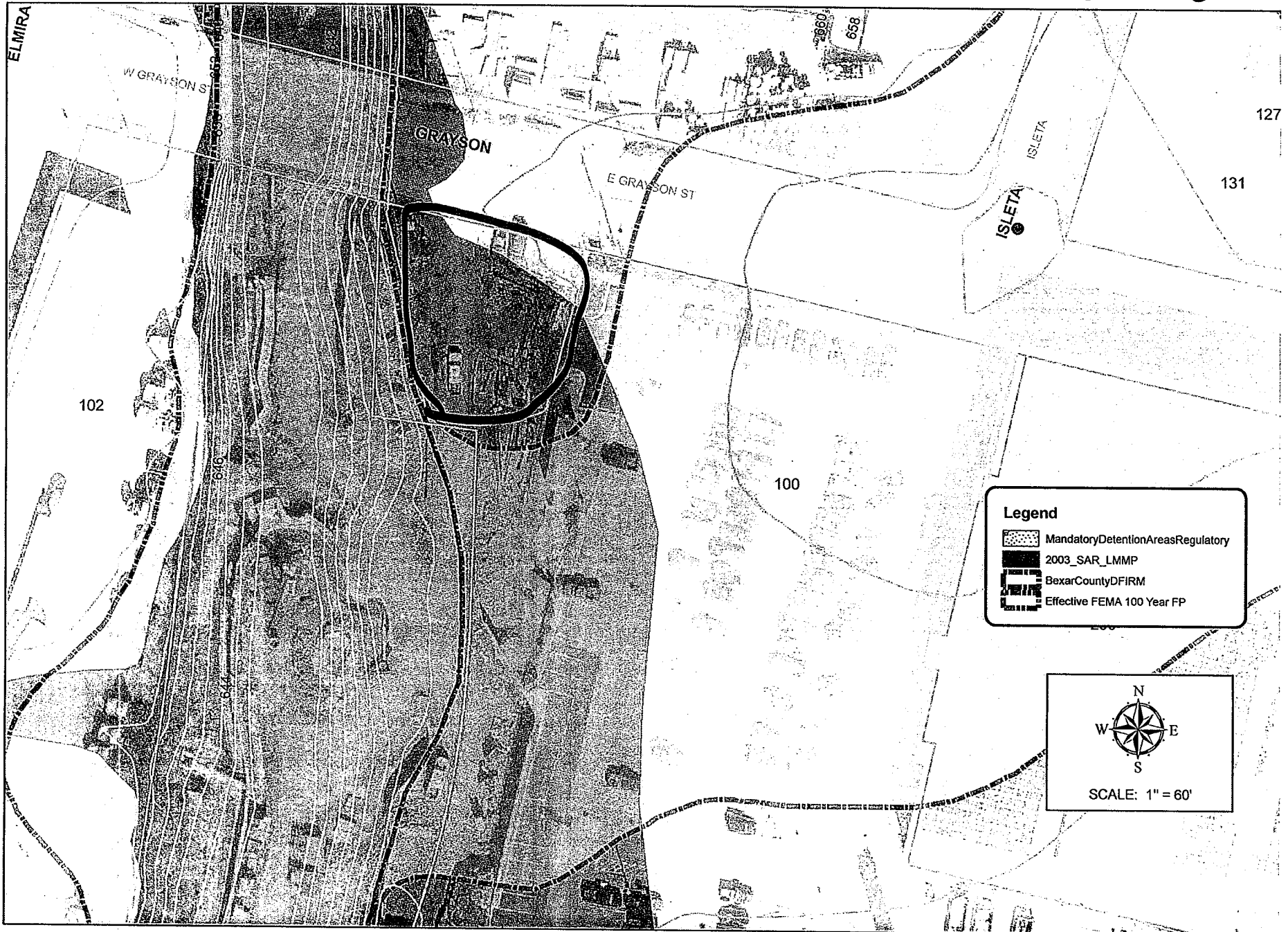
Attn(s) #: Exhibit 1 – Floodplain Exhibit

cc: Thomas M. Carter, P.E., Pape-Dawson Engineers  
City of San Antonio, Planning Commission





**FPV 10-002 Pearl - Ice House**



AP#1578927  
100 E. Grayson St.

**PLANNING COMMISSION**  
**FLOODPLAIN PERMIT VARIANCE REQUEST**  
**AGENDA ITEM NO: 16 December 18, 2009**

TENNIS PARK AT WHISPERING OAKS

#FPV 10-003

**COUNCIL DISTRICT:** 8

**FERGUSON MAP GRID:** 549 E-3

**OWNER:** Karen Mannheimer

**ENGINEER:** ADA Consulting Group, Inc. by Michael P. Sepeda, P.E.

**CASE MANAGER:** Richard Carrizales, Planner (207-8050)

**Location:** On the north side of Whisper Forest, east of Whisper Willow

**Proposed Use:** Accessory structure

---

**APPLICANT'S REQUEST:**

The applicant has requested a variance from UDC Appendix F, Subdivision C, Section 35-F133 **Permit Evaluation, Section (c)** When there is a change in the alignment, width, or elevation of a floodplain identified on a flood insurance rate map, then a conditional letter of map revision CLOMR, or letter of map revision (LOMR) if no improvements are proposed in the floodplain, must be submitted to the Federal Emergency Management Agency prior to approval of the plat. If improvements are proposed in the floodplain the (CLOMR) must be approved by FEMA and the LOMR submitted to FEMA prior to acceptance of the construction by the city. A hold will be placed on all building permits for lots in a floodplain until FEMA has approved the LOMR or a performance bond is issued per subsection 35-F134 (b).

**DISCUSSION:**

The Department of Public Works has responded to the variance request as indicated in their attached report and does not object to the granting of the variance.

**STAFF RECOMMENDATION:**

The Director of Public Works will support a variance from Appendix F, Subdivision C, Section 35-F133(c) recommends **approval** of the floodplain variance request for the following reasons:

1. The proposed development under permit AP# 1580902, club house, is nonresidential construction and follows the described use as specified in UDC Section 35-F124(f)(27): structures associated with park and recreation

# **ADA CONSULTING GROUP, INC.**

12150 VALLIANT, STE B. SAN ANTONIO, TX 78216  
(210) 340-5670 FAX: (210) 403-9800 WWW.ADACG.COM  
DEVELOPMENT SERVICES  
TBPE REGISTERED ENGINEERING FIRM NO. F003512

2009 DEC -1 PM 3: 16

December 1, 2009

Administrative Exception Review  
c/o Jo Ann Cervantes – Administrative Secretary  
Development Services Department  
City of San Antonio  
1901 S. Alamo, 2<sup>nd</sup> Floor  
San Antonio, TX 78204

RE: **The Tennis Park at Whispering Oaks (A/P# 1580902)**  
11515 Whisper Forest  
San Antonio, TX 78231  
ADACG# 382-01

Dear Floodplain Administrator:

Our office has prepared site-civil construction documents to propose a new clubhouse located within the Whispering Oaks Subdivision at 11515 Whisper Forest Drive. With regards to the City of San Antonio floodplain requirements, the subject site wishes to construct a ~750 square foot inhabitable building within the effective FEMA 100-year floodplain (Zone AE). This request is in consideration of a variance in reference to the City of San Antonio (COSA) UDC Section 35-F133(c). All other restrictions as described in the UDC to allow non-residential construction of an inhabitable structure will be met with the D-FIRM study. Also, the proposed building finished floor elevation is at least 1' higher than the FEMA 100-year floodplain elevation for ultimate development conditions.

The proposed building will serve as an accessory use to the existing park by providing a men's and women's restroom, a place for storage of various tennis park equipment, a place to provide concessionary items and as an area for park visitors to meet and rest. The effective FEMA map appears not to be an accurate or current depiction of the existing floodplain as clearly there are areas in the park that are higher than the adjacent 100-year floodplain elevations. However, the preliminary D-FIRM study depicts are more current and accurate depiction of the floodplain within the park property to show the proposed building to be outside the floodplain. Clearly, the proposed building will improve the condition of the park and have no impact to the existing floodplain nor will the floodplain impact the building. Therefore, all the variance approval criteria as listed in the application are met as follows:

- 1) The tennis park facility had formally not been an active membership facility that caters to much youth, adult and USTA league tennis programs (primarily youth) open to neighborhood HOA members and park members/visitors. A facility of this nature cannot reasonably operate without restrooms, storage, concessions, etc. for the daily, group programs orchestrated by this facility.
- 2) As per effective FEMA Map Number 48029C0266F, the entire park property is within the 100-year floodplain (Zone AE);
- 3) thus, the hardship to this property is unique since the 100-year floodplain incorporates the entire park property;
- 4) which is an existing condition to the park that is not the result of the owner's action and
- 5) lastly, the proposed building will not be injurious to other properties in the subdivision.

Variance Request Review  
DEVELOPMENT SERVICES  
RECEIVED

2009 DEC -1 PM 3:17

In my professional opinion, the proposed variance remains in harmony with the spirit and intent of the UDC as it will not adversely affect the health, safety, or welfare of the public.

Respectfully,



Michael P. Sepeda, P.E.  
Project Manager

Attachments: COSA Variance Applications  
Site Plan Exhibit



**CITY OF SAN ANTONIO**  
**DEPARTMENT OF PUBLIC WORKS**  
**Interdepartmental Correspondence**

**TO:** Amelia Hartman, Vice Chair, City of San Antonio Planning Commission

**FROM:** Robert J. Browning, PE, CFM *RB 12/3/09*  
Chief Storm Water Engineer

**SUBJECT:** Floodplain Variance Request: FPV-10-003  
For AP#1580902 – 11515 Whisper Forest

**DATE:** December 3, 2009

---

The Department of Public Works Storm Water Engineering Division has reviewed the floodplain variance request submitted by ADA Consulting Group, Inc. on behalf of their client Karen Mannheimer for AP#1580902.

Public Works supports the variance because the proposed improvements will not result in increased flood heights or cause a threat to public safety.

The Unified Development Code (UDC) Section 35-F133(c) states that if improvements are proposed in the floodplain the Conditional Letter of Map Revision (CLOMR) must be approved by FEMA and the Letter of Map Revision (LOMR) submitted to FEMA prior to acceptance of the construction by the city. A hold will be placed on all building permits for lots in the floodplain until FEMA has approved the LOMR or a performance bond is issued per subsection 35-F134(b).

Please see the attached correspondence to Ms. Karen Mannheimer for a discussion of the positions of the Public Works Department. Thank you for your consideration.



December 1, 2009

Karen Mannheimer  
The Tennis Park at Whispering Oaks  
11515 Whispering Oaks  
San Antonio, TX 78231

**Re: Floodplain Variance – FPV-10-003**  
**Ref. AP#1580902 – 11515 Whispering Oaks**

Dear Ms. Manneheimer:

Our department has been in review of the restaurant development proposed through the permitting process under AP#1580902. Unfortunately, the proposed development is not in compliance with the current floodplain ordinance as follows:

1. The proposed development does not meet the following City of San Antonio Unified Development Code (UDC) requirement:
  - Section 35-F133(c) which states that if improvements are proposed in the floodplain the Conditional Letter of Map Revision (CLOMR) must be approved by FEMA and the Letter of Map Revision (LOMR) submitted to the Federal Emergency Management Agency (FEMA) prior to acceptance of the construction by the city. A hold will be placed on all building permits for lots in the floodplain until FEMA has approved the LOMR or a performance bond is issued per subsection 35-F134(b).
2. A variance to the above UDC section will be required prior to Public Works approval of any construction associated with Building Permit AP#1580902.
3. Public Works will support a variance from Appendix F, Subdivision C, Section 35-F133(c) because:
  - The proposed development under permit AP#1580902, club house, is nonresidential construction and follows the describe use as specified in UDC Section 35-F124(f)(27): structures associated with park and recreation development (fences, open construction type bleachers, concession stands etc.) may be permitted in areas of flood inundation.

Karen Mannheimer  
December 1, 2009  
Page 2 of 2

- The project engineer of record has demonstrated, based upon hydraulic analysis, that the structure's lowest finished floor elevation is at least 1-foot higher than the 100-year ultimate water surface elevation.

If the Variance is approved by the Planning Commission, Public Works/Storm Water Engineering Division will issue a Floodplain Development Permit. If you have additional questions, please contact Priscilla Satarain (210) 207-0501 or via email at [priscilla.satarain@sanantonio.gov](mailto:priscilla.satarain@sanantonio.gov).

Sincerely,

  
Robert J. Browning, PE, CFM  
Chief Storm Water Engineer

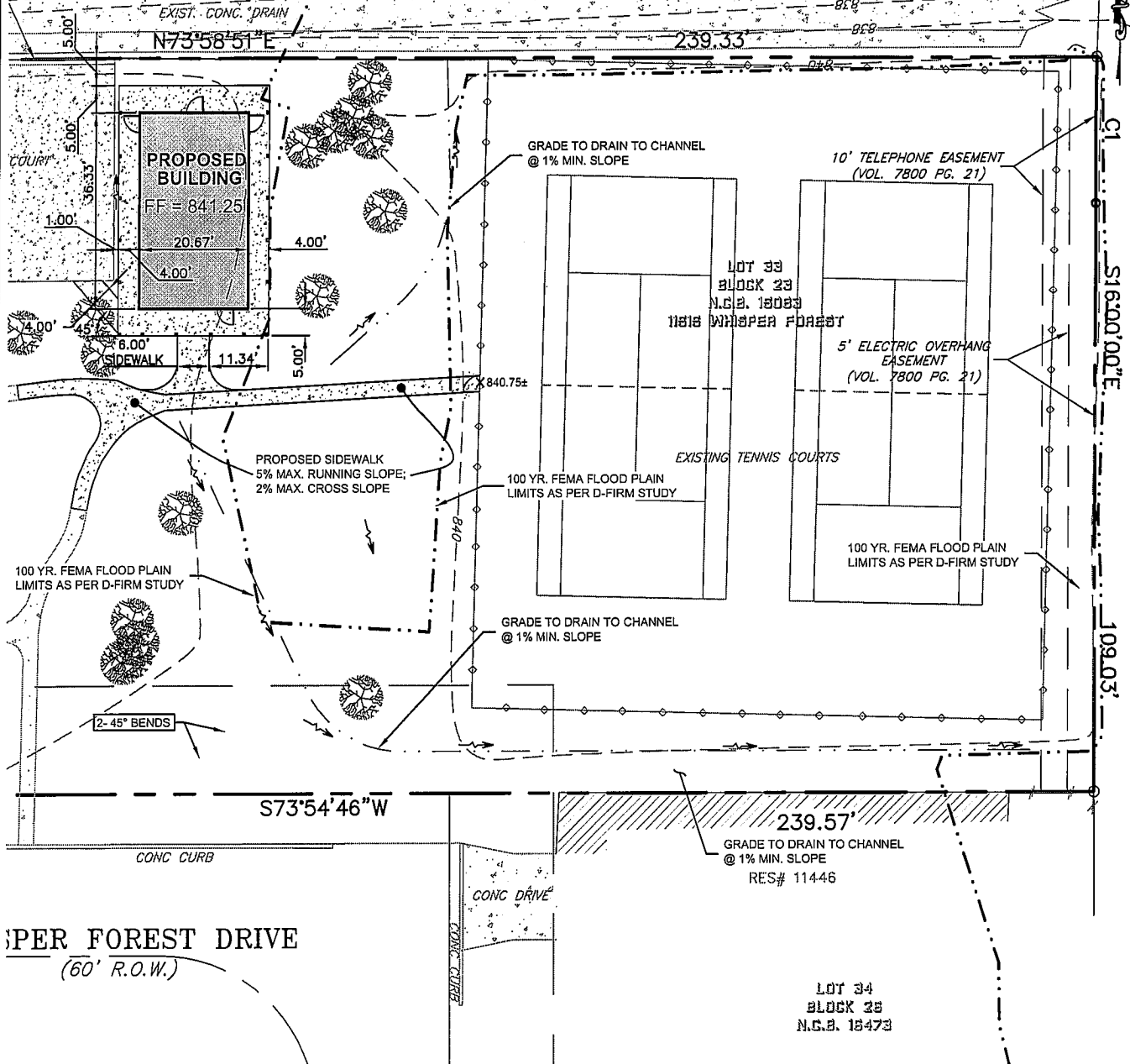
Attn(s) #: Exhibit 1-Site Plan Exhibit  
Exhibit 2-Pre Elevation Certificate

cc: Michael P. Sepeda, P.E., ADA Consulting Group, Inc.  
City of San Antonio, Planning Commission

WHISPERING OAKS, UNIT-8 TOWNHOUSE  
(VOL. 8700, PG 183)

DEVELOPMENT SERVICES  
RECEIVED

2009 DEC 1 PM 3:17



WHISPER FOREST DRIVE  
(60' R.O.W.)

#### FLOOD PLAIN NOTE:

ALL FLOODPLAIN DELINEATIONS SHOWN ON THIS EXHIBIT WERE NOT CALCULATED WITH THIS PROJECT OR THE ASSOCIATED STORMWATER MANAGEMENT PLAN BUT ARE BASED ON THE LATEST BEXAR COUNTY "D-FIRM" FLOODPLAIN STUDY MANAGED BY THE SAN ANTONIO RIVER AUTHORITY AND CITY OF SAN ANTONIO WHICH ARE BEING OVERLAYED TO SHOW THE 100-YEAR FLOODPLAIN LIMITS IN RELATION TO THE SUBJECT PROPERTY LOCATION.

Attachment #1

#### SITE PLAN EXHIBIT

TENNIS PARK AT WHISPERING OAKS  
11515 WHISPER FOREST DR.; SAN ANTONIO, TX

DATE: 11-23-09 JOB NUMBER: 382-01 SHEET NO. 1 of 1

DWG NAME: Floodplain Exhibit.dwg SCALE: 1" = 30ft

#### ADA CONSULTING GROUP, INC.

12150 VALLIANT, STE. B SAN ANTONIO, TX 78216  
(210) 340-5670 FAX: (210) 403-9800

# ATTACHMENT #2

U.S. DEPARTMENT OF HOMELAND SECURITY  
Federal Emergency Management Agency  
National Flood Insurance Program

## ELEVATION CERTIFICATE

OMB No. 1660-0008  
Expires February 28, 2008

Important: Read the Instructions on pages 1-8.

### SECTION A - PROPERTY INFORMATION

A1. Building Owner's Name Karen Mannheimer Tennis Park at Whispering Oaks	For Insurance Company Use: Policy Number Company NAIC Number
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 11515 Whisper Forest Dr. City San Antonio State TX ZIP Code 78230	

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)  
Lot 33, Block 23, NCB 150B3, 277718 (Parcel Key), Whispering Oaks Subd. Unit 10 (Vol. 7800, Pg. 21)

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) Accessory

A5. Latitude/Longitude: Lat. 28°32'51"N Long. 98°32'35"W Horizontal Datum: ☐ NAD 1927 ☒ NAD 1983

A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.

A7. Building Diagram Number N/A

A8. For a building with a crawl space or enclosure(s), provide:  
a) Square footage of crawl space or enclosure(s) \_\_\_\_\_ sq ft  
b) No. of permanent flood openings in the crawl space or enclosure(s) walls within 1.0 foot above adjacent grade \_\_\_\_\_  
c) Total net area of flood openings in A8.b \_\_\_\_\_ sq in

A9. For a building with an attached garage, provide:  
a) Square footage of attached garage \_\_\_\_\_ sq ft  
b) No. of permanent flood openings in the attached garage walls within 1.0 foot above adjacent grade \_\_\_\_\_  
c) Total net area of flood openings in A9.b \_\_\_\_\_ sq in

### SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number City of San Antonio / 48029C		B2. County Name Bexar	B3. State Texas
B4. Map/Panel Number 48029C0266	B5. Suffix F	B6. FIRM Index Date 1/4/02	B7. FIRM Panel Effective/Revised Date 1/4/02
B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) <u>-838.7'</u>		

- B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9.  
☐ FIS Profile ☒ FIRM ☐ Community Determined ☐ Other (Describe) \_\_\_\_\_
- B11. Indicate elevation datum used for BFE in Item B9: ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other (Describe) \_\_\_\_\_
- B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No  
Designation Date \_\_\_\_\_ ☐ CBRS ☐ OPA

### SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)


- C1. Building elevations are based on: ☒ Construction Drawings\* ☐ Building Under Construction\* ☐ Finished Construction  
\*A new Elevation Certificate will be required when construction of the building is complete.
- C2. Elevations - Zones A1-A30; AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30; AR/AH, AR/AO: Complete Items C2.a-g below according to the building diagram specified in Item A7.  
Benchmark Utilized \_\_\_\_\_ Vertical Datum X  
Conversion/Comments \_\_\_\_\_

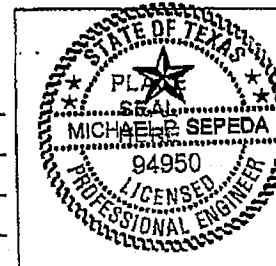
- Check the measurement used.
- a) Top of bottom floor (including basement, crawl space, or enclosure floor) 841.25 ☒ feet ☐ meters (Puerto Rico only)
- b) Top of the next higher floor N/A ☐ feet ☐ meters (Puerto Rico only)
- c) Bottom of the lowest horizontal structural member (V Zones only) N/A ☐ feet ☐ meters (Puerto Rico only)
- d) Attached garage (top of slab) N/A ☐ feet ☐ meters (Puerto Rico only)
- e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment in Comments) N/A ☐ feet ☐ meters (Puerto Rico only)
- f) Lowest adjacent (finished) grade (LAG) \_\_\_\_\_ ☒ feet ☐ meters (Puerto Rico only)
- g) Highest adjacent (finished) grade (HAG) \_\_\_\_\_ ☒ feet ☐ meters (Puerto Rico only)

### SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

☐ Check here if comments are provided on back of form.

Certifier's Name Michael P. Sepeda, P.E.	License Number TX 94950
Title Project Manager	Company Name ADA Consulting Group, Inc.
Address 12150 Valiant, Ste. B	City San Antonio State TX ZIP Code 78216
Signature 	Date 11/13/09 Telephone (210) 340-5870



**IMPORTANT: In these spaces, copy the corresponding information from Section A.**

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.

City State ZIP Code

For Insurance Company Use:

Policy Number

Company NAIC Number

**SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)**

Copy both sides of this Elevation Certificate for (1) community official, (2) Insurance agent/company, and (3) building owner.

Comments

Signature

Date

☐ Check here if attachments

**SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)**

For Zones AO and A (without BFE), complete items E1-E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For items E1-E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
- a) Top of bottom floor (including basement, crawl space, or enclosure) is \_\_\_\_\_ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- b) Top of bottom floor (including basement, crawl space, or enclosure) is \_\_\_\_\_ ☐ feet ☐ meters ☐ above or ☐ below the LAG.
- E2. For Building Diagrams 6-8 with permanent flood openings provided in Section A (Items 8 and/or 9 (see page 8 of Instructions)), the next higher floor (elevation C2.b in the diagrams) of the building is \_\_\_\_\_ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E3. Attached garage (top of slab) is \_\_\_\_\_ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is \_\_\_\_\_ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown. The local official must certify this information in Section G.

**SECTION F - PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION**

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner's or Owner's Authorized Representative's Name

Address

City

State

ZIP Code

Signature

Date

Telephone

Comments

☐ Check here if attachments

**SECTION G - COMMUNITY INFORMATION (OPTIONAL)**

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in items G8 and G9.

- G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. ☐ A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. ☐ The following information (Items G4-G9) is provided for community floodplain management purposes.

G4. Permit Number

G5. Date Permit Issued

G6. Date Certificate Of Compliance/Occupancy Issued

G7. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement

G8. Elevation of as-built lowest floor (including basement) of the building: \_\_\_\_\_ ☐ feet ☐ meters (PR) Datum \_\_\_\_\_

G9. BFE or (in Zone AO) depth of flooding at the building site: \_\_\_\_\_ ☐ feet ☐ meters (PR) Datum \_\_\_\_\_

Local Official's Name

Title

Community Name

Telephone

Signature

Date

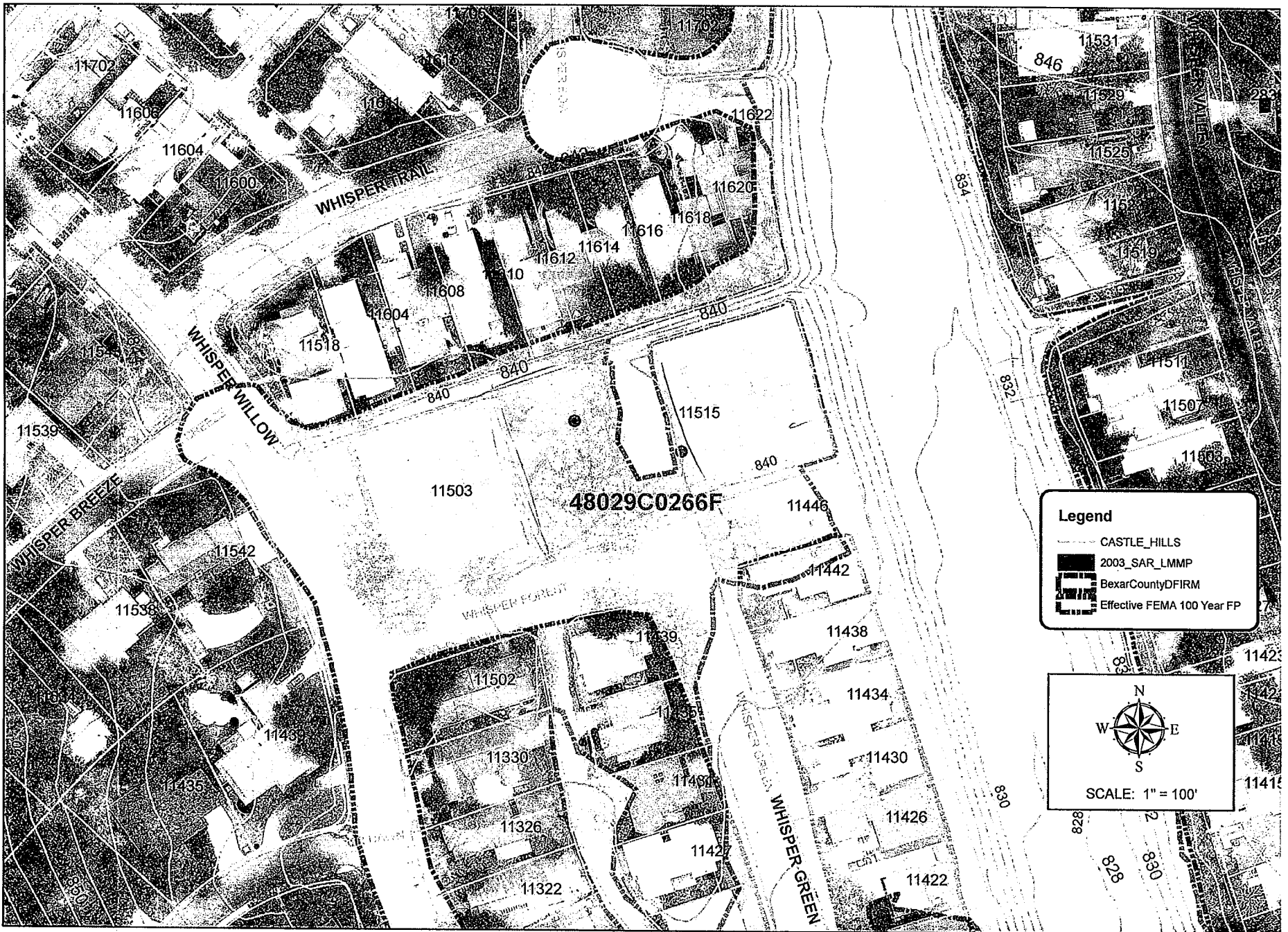
Comments

☐ Check here if attachments

## Building Photographs

See Instructions for Item A6.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.			For Insurance Company Use Policy Number
City	State	ZIP Code	Company NAIC Number
<p>If using the Elevation Certificate to obtain NFIP flood insurance, affix at least two building photographs below according to the instructions for Item A6. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." If submitting more photographs than will fit on this page, use the Continuation Page, following.</p>			



11515 Whisper Forest  
AP#1580902

**PLANNING COMMISSION**  
**SITE IMPROVEMENT TIME EXTENSION**  
**AGENDA ITEM NO: 17 December 18, 2009**

VALLEY VIEW UNIT 7  
**SUBDIVISION NAME**

060700  
**PLAT #**

**COUNCIL DISTRICT:** Outside San Antonio City Limits

**FERGUSON MAP GRID:** 586 A-6

**OWNER:** Fieldstone Communities San Antonio LLC, by Oscar Dominguez

**ENGINEER:** Pape-Dawson Engineers by, Al Chua, P.E.

**CASE MANAGER:** Richard Carrizales, Planner (207-8050)

**Location:** On the north side of Binz-Engleman Road, west of Sunview Valley

**Plat status:** The Planning Commission approved this plat on January 10, 2007 and will expire on January 9, 2009. The plat has not been recorded.

---

**APPLICANT'S REQUEST:**

Applicant is requesting a three year extension for completion of required site improvements in accordance with the City of San Antonio's Unified Development Code Section 35-430 (f) (2).

**DISCUSSION:**

None of the required site improvements have been completed. The improvements include streets, sidewalks, drainage, sewer, and water. The developer's request is due to the current economic down turn

**STAFF RECOMMENDATION:**

The Director of Planning and Development Services recommends **approval** of a three year extension.





BIG HOMES...small prices

November 16, 2009

Roderick J. Sanchez, AICP, CBO  
Director of Planning and Development Services  
City of San Antonio  
1901 South Alamo Street  
San Antonio, Texas 78283-3966

RECEIVED  
09 NOV 17 PM 3:30  
LAND DEVELOPMENT  
SERVICES DIVISION

Reference: Subdivision Plat Time Extension Request for  
Valley View Subdivision Unit 7 Plat Number 060700

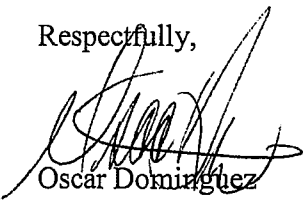
Dear Mr. Sanchez,

Pursuant Section 35-430(f)(2) of the City of San Antonio Unified Development Code, we herewith respectfully submit a request for a three year time extension for the completion of improvements and subdivision plat approval for Valley View Subdivision Unit 7, plat no. 060700, which was approved by the City of San Antonio Planning Commission on January 10, 2007. Valley View Subdivision Unit 7 consists of 97 single family lots, located within the boundaries of the City of San Antonio ETJ and is the last phase contained in Valley View Subdivision MDP No.789-B. This subdivision is also located within the utility service boundaries for San Antonio Water Systems (water service) and San Antonio River Authority (sewer service). The sewer impact fees of \$208,500.00 dollars have been paid to San Antonio River Authority.

We hope that you will consider and grant our request for a three year time extension (for the completion of improvements) due to the harsh economic crisis that is currently preventing this subdivision from being completed at this time. Our current contribution of costs to the completion of this subdivision phase, including the sewer impact fees is \$375,292.00 dollars.

Thank you, for your time and consideration and hope to get favorable response to our request for a three year time extension. Please, contact me if you need any additional information, enclosed is one copy of the subdivision plat, one copy of the letter from SARA and a copy of the sewer impact fee check. Also, enclosed is the \$300.00 fee.

Respectfully,

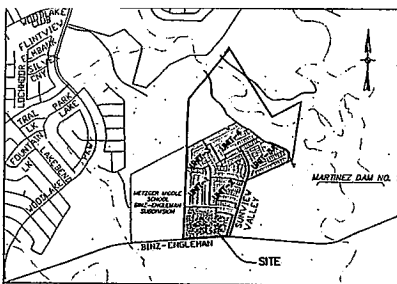


Oscar Dominguez

Land Development Manager

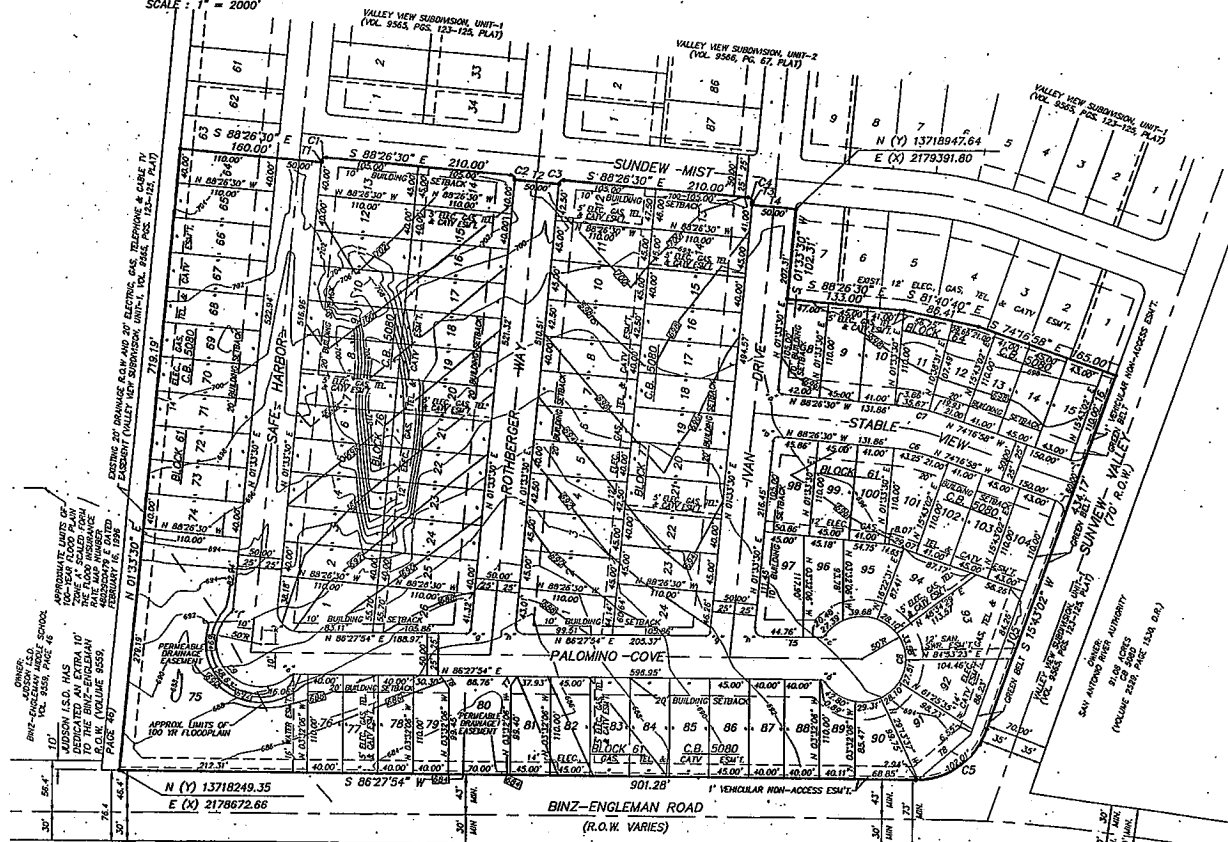
Ph. 210.491.7675

Email: [oscard@fieldstone-homes.com](mailto:oscard@fieldstone-homes.com)



LOCATION MAP

SCALE: 1" = 2000'



LOT	BLOCK	ELEVATION
76	61	688.50
77	61	688.00
78	61	687.50
79	61	687.00
81	61	685.00
82	61	686.00

NOTES:

- ALL CORNERS ARE SET 1/2" IRON PINS WITH RED CAPS, STAMPED "OVERBY DESCAMPS" UNLESS OTHERWISE NOTED.
- BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83.
- THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83(1983) U.S. SURVEY FEET, HGS STATION SAN ANTONIO R.L.P., P.D. NO. A72157, (T.M. 1372355.11, (N.E. 210378.12).
- FINISHED FLOOR ELEVATION MUST BE A MINIMUM OF 6 INCHES ABOVE FINISHED ADJACENT GROUND.
- BEAR COUNTY AND CITY OF SAN ANTONIO WILL NOT MAINTAIN EASEMENTS OF ANY KIND, DRAINAGE AND CREEP BELT EASEMENTS WILL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION, (LOTS 75, 80, 105 BLOCK 61, AND LOT 16 BLOCK 64).
- 17' STREET DEDICATION WAS GIVEN WITH VALLEY VIEW UNIT-1 PLAT NO. 040224 (ONLINE 8565, PAGES 123-125).
- MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100 YEAR OUTLATE DEVELOPMENT.

THE EASEMENTS IMPOSED ON THE PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEAR COUNTY AND ARE NOT SUBJECT TO ENCROACHMENT BY THE CITY OF SAN ANTONIO.

SUBJECT PAYMENT DUES, THE OWNER HAS DEFERRED WATER IMPACT FEES, ALL APPLICABLE IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET.

NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS OR ROW, SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTION OF THE DRAINAGE EASEMENT IS APPROVED UNLESS THE CITY OF SAN ANTONIO APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT OF EGRESS AND EASE OVER GRANTED ADJACENT PROPERTY TO MAINTAIN OR IMPROVE STRUCTURES PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO HAVE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

NO.	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	4.00'	80.90200"	5.00'	2.85'	2.85'	N 46.33.30" E
C2	5.00'	80.90200"	5.00'	2.85'	2.85'	S 43.26.30" E
C3	5.00'	80.90200"	5.00'	2.85'	2.85'	N 46.33.30" E
C4	5.00'	80.90200"	5.00'	2.85'	2.85'	S 43.26.30" E
C5	5.00'	80.90200"	5.00'	2.85'	2.85'	N 46.33.30" E
C6	125.00'	149.931"	31.73'	13.22'	53.14'	S 81.50.28" W
C7	222.00'	149.931"	31.73'	13.22'	53.14'	N 81.50.28" W
C8	50.00'	237.573"	7.56'	4.17'	14.53'	N 82.27.54" E
C9	50.00'	181.463"	5.89'	3.22'	10.99'	N 82.27.54" E
C10	5.00'	80.90200"	5.00'	2.85'	2.85'	S 43.26.30" W
C11	5.00'	80.90200"	5.00'	2.85'	2.85'	N 46.33.30" W
C12	5.00'	80.90200"	5.00'	2.85'	2.85'	S 43.26.30" W
C13	5.00'	80.90200"	5.00'	2.85'	2.85'	N 46.33.30" W
C14	5.00'	80.90200"	5.00'	2.85'	2.85'	S 43.26.30" W
C15	5.00'	80.90200"	5.00'	2.85'	2.85'	N 46.33.30" W
C16	5.00'	80.90200"	5.00'	2.85'	2.85'	S 43.26.30" W
C17	5.00'	80.90200"	5.00'	2.85'	2.85'	N 46.33.30" W
C18	5.00'	80.90200"	5.00'	2.85'	2.85'	S 43.26.30" W
C19	5.00'	80.90200"	5.00'	2.85'	2.85'	N 46.33.30" W
C20	5.00'	80.90200"	5.00'	2.85'	2.85'	S 43.26.30" W
C21	5.00'	80.90200"	5.00'	2.85'	2.85'	N 46.33.30" W
C22	5.00'	80.90200"	5.00'	2.85'	2.85'	S 43.26.30" W
C23	5.00'	80.90200"	5.00'	2.85'	2.85'	N 46.33.30" W
C24	5.00'	80.90200"	5.00'	2.85'	2.85'	S 43.26.30" W
C25	5.00'	80.90200"	5.00'	2.85'	2.85'	N 46.33.30" W
C26	5.00'	80.90200"	5.00'	2.85'	2.85'	S 43.26.30" W
C27	5.00'	80.90200"	5.00'	2.85'	2.85'	N 46.33.30" W
C28	5.00'	80.90200"	5.00'	2.85'	2.85'	S 43.26.30" W
C29	5.00'	80.90200"	5.00'	2.85'	2.85'	N 46.33.30" W
C30	5.00'	80.90200"	5.00'	2.85'	2.85'	S 43.26.30" W

NO.	BEARING	LENGTH
T1	N 01.53.30" E	1.21'
T2	S 89.26.30" E	50.00'
T3	S 01.53.30" W	2.49'
T4	S 89.26.30" W	50.00'
T5	N 89.27.54" E	65.23'
T6	N 17.17.10" W	17.48'
T7	N 80.02.16" E	12.24'
T8	N 48.17.53" E	77.07'

SCALE: 1" = 100'

PLAT NO. 060700

SUBDIVISION PLAT

ESTABLISHING

VALLEY VIEW SUBDIVISION, UNIT-7

BEING 14.99 ACRES OUT OF THE JOSEFA LEAL SURVEY NO. 39, ABSTRACT NO. 420, COUNTY BLOCK 5080, BEAR COUNTY, TEXAS, SAID 14.99 ACRES BEING OUT OF 17.25 ACRES TRACT OF LAND DESCRIBED IN DEED RECORDED IN VOLUME 10511, PAGE 1131 OF THE REAL PROPERTY RECORDS OF BEAR COUNTY, TEXAS.

RECEIVED  
DEC 14 PM 3:42

STATE OF TEXAS  
COUNTY OF BEAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS DESIGNATED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINAGE, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

OWNER:  
FELSTONE HOMES TEXAS, L.L.C.  
1902 BARRETT, EIGHTH STREET  
21232 GATHERING OAK, SUITE 103  
SAN ANTONIO, TX 78256

STATE OF TEXAS  
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Richard Garrett KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGES TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, UNDER MY HAND AND SEAL OF OFFICE THIS 13<sup>TH</sup> DAY OF DEC, A.D. 2004.

David A. Casanova  
NOTARY PUBLIC  
BEAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNITED DEVELOPMENT CODE EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Edward J. Descamps  
EDWARD J. DESCAMPS  
REGISTERED PROFESSIONAL ENGINEER #10023

STATE OF TEXAS  
COUNTY OF BEAR

I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

David A. Casanova  
DAVID A. CASANOVA  
REGISTERED PROFESSIONAL LAND SURVEYOR #4251

THIS PLAT OF VALLEY VIEW SUBDIVISION, UNIT-7 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 13<sup>TH</sup> DAY OF DEC, A.D. 2004

BY: Chairman

BY: Secretary

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COURT OF BEAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS, AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT.

ON THIS 13<sup>TH</sup> DAY OF DEC, A.D. 2004

COUNTY CLERK  
BEAR COUNTY, TEXAS

COUNTY JUDGE  
BEAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEAR

I, David A. Casanova, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE 13<sup>TH</sup> DAY OF DEC, A.D. 2004, AND DULY RECORDED IN THE 13<sup>TH</sup> DAY OF DEC, A.D. 2004, IN THE RECORDS OF SAID COUNTY IN BOOK VOLUME 11234 ON PAGE 11234 IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS 13<sup>TH</sup> DAY OF DEC, A.D. 2004.

BY: Deputy

**OVERBY DESCAMPS ENGINEERS**  
ONE S. DRAKEBOURNE & BANCROFT  
1805 WINDUP  
SAN ANTONIO, TX 78216  
TEL: (210) 333-3333  
FAX: (210) 333-3333  
www.overbydescamps.com  
210.333.3333

**CITY OF SAN ANTONIO  
PLANNING AND DEVELOPMENT  
SERVICES DEPARTMENT  
Interdepartmental Correspondence**

**TO:** San Antonio Planning Commission

**FROM:** Melissa Ramirez, Senior Management Analyst on behalf of Fernando DeLeón,  
Planning and Development Services Assistant Director

**COPY:** File and City Attorney's Office

**SUBJECT:** Applicants Appeal of Woodland Manor Determination - RD 09-09-014

**DATE:** December 18, 2009

**SUMMARY AND RECOMMENDATION:**

The applicant filed an appeal on November 23, 2009, based on the City's denial for Permit Rights subsequently referred to as vested rights associated with RD 09-09-014, Woodland Manor. The Unified Development Code (UDC) §35-712(d) authorizes the Planning Commission to hear such appeals. In this appeal, the applicant questions the City's determination not to recognize the approval of a waiver by Texas Commission on Environmental Quality (TCEQ) as a permit under our jurisdiction. The City's position is that the regulatory agency that issued the approval is the State of Texas and not the City of San Antonio. This waiver was not issued by the City of San Antonio and is not considered as the basis of rights. In addition, the TCEQ permit expired on November 28, 2009 and is no longer valid. Therefore, staff's recommendation is for denial of the appeal.

**BACKGROUND INFORMATION:**

The applicant requested a determination of rights for a commercial project, to be determined at a later date, on a 0.44 acre tract of land located between Honeycomb Drive and Sandstone Drive on Huebner Road. The request is based on the November 28, 2000 approval by Texas Commission on Environmental Quality ("TCEQ") for an exemption to the Water Pollution Abatement Plan ("WPAP") requirements.

The TCEQ application required a project description which the applicant described as a car wash with 4-5 bays including 90-95% impervious cover. TCEQ approval of the waiver expires unless a project is commenced. Since the original TCEQ approval in November 2000 the applicant has requested numerous extensions of time to commence their project. The latest request for an extension was in July 2009, which allowed the applicant until November 28, 2009 to begin progress on their project. No progress towards completion of the project has been made despite numerous extensions of time by TCEQ. The waiver is currently expired, thus any rights that may have been associated with that waiver have expired.

## **POLICY ANALYSIS:**

The project proposed in the original TCEQ application identified a use for a car wash with 90% to 95% impervious cover. The applicant subsequently requested the car wash use be removed, resulting in a change of the project. This change expanded the project to any commercial venture to be determined at any time.

The 90% to 95% impervious cover proposed by the project did not meet the City Code standards in effect at the time of the permit. The maximum impervious cover allowed by the 1995 water quality ordinance was 65% for any commercial project within the City limits from that time forward. Rights for a project can not be established for a project that is not a legal project at the time the applicant requests for vesting. The applicant has requested TCEQ to approve a project not allowed by the City Code and is using it as a basis for asserting vested rights. TCEQ has no authority to waive City Code requirements.

The City's position is supported by the Texas Local Government Code (LGC) 245.001 (4) *Definitions* which states:

*"Regulatory agency" means the governing body of, or a bureau, department, division, board, commission, or other agency of, a political subdivision acting in its capacity of processing, approving or issuing a permit.*

In addition, the Texas Local Government Code (LGC) 245.002 (a) *Uniformity of Requirements* states:

*"Each regulatory agency shall consider the approval, disapproval, or conditional approval of an application for a permit solely on the basis of any orders, regulation, ordinances, rules, expiration dates, or other properly adopted requirements in effect at the time..."*

The applicant's original waiver was submitted to the State of Texas through TCEQ which is the regulatory agency with authority to approve or deny a waiver of TCEQ requirements. The City of San Antonio has no authority to waive TCEQ requirements. TCEQ is not a political subdivision of the State and is not subject to Chapter 245 of the LGC. No waiver issued by TCEQ may be the basis for vested rights in the City of San Antonio. A waiver is not a required permit to commence a project. The City of San Antonio has not acted in its capacity of processing, approving or issuing a permit for any project that may be associated with this property.

Further, the applicant's basis for asserting vested rights is the request for TCEQ approval of an exemption to a WPAP. A waiver is not a required permit and permit rights do not accrue for a project based on a request for a waiver of state regulations. Additionally, the waiver expired on November 28, 2009. The project was not a legal project on the date the applicant requested a waiver from TCEQ. There has been no progress toward completion of the project as proven in the request for extensions of the TCEQ permit. Consequently, the project is dormant.

## **STAFF RECOMMENDATION:**

Staff's recommendation is for denial of the appeal.

# **Woodland Manor Rights Determination Appeal**

Planning Commission  
December 18, 2009

1

## **Application Background**

- The applicant requested a determination of rights for a commercial project, to be determined at a later date, on a 0.44 acre tract of land located between Honeycomb Drive and Sandstone Drive on Huebner Road.
- The request is based on the November 28, 2000 approval by Texas Commission on Environmental Quality ("TCEQ") for an exemption to the Water Pollution Abatement Plan ("WPAP") requirements.
- The TCEQ application required a project description which the applicant described as a car wash with 4-5 bays including 90-95% impervious cover.

2

## **Application Background**

- Since the original TCEQ approval in November 2000 the applicant has requested numerous extensions of time to commence their project.
- The latest request for an extension was in July 2009, which allowed the applicant until November 28, 2009 to begin progress on their project.
- No progress towards completion of the project has been made despite numerous extensions of time by TCEQ.
- The waiver is currently expired, thus any rights that may have been associated with that waiver have expired.

3

## **Application Background**

- The project proposed in the original TCEQ application identified a use for a car wash with 90% to 95% impervious cover.
- The applicant subsequently requested the car wash use be removed, resulting in a change of the project.
- This change expanded the project to any commercial venture to be determined at any time.

4

## Appeal Briefing

- The 90% to 95% impervious cover proposed by the project did not meet the City Code standards in effect at the time of the waiver.
- The maximum impervious cover allowed by the 1995 water quality ordinance was 65% for any project from that time forward.
- Rights for a project can not be established for a project that is not a legal project at the time of the first permit.
- The applicant has requested TCEQ to approve a project not permitted by the City Code and is using it as a basis for asserting vested rights.

5

## Policy Analysis

Texas Local Government Code (LGC) § 245.001 (4)

Definitions states:

- “Regulatory agency” means the governing body of, or a bureau, department, division, board, commission, or other agency of, a political subdivision acting in its capacity of processing, approving or issuing a permit.

6

## Policy Analysis

LGC 245.002 (a) Uniformity of Requirements states:

- 'Each regulatory agency shall consider the approval, disapproval, or conditional approval of an application for a permit solely on the basis of any orders, regulation, ordinances, rules, expiration dates, or other properly adopted requirements in effect at the time...

7

## Regulatory Agency

- Applicant's original request was submitted to the State of Texas through TCEQ which is the regulatory agency with authority to approve or deny a waiver of TCEQ requirements.
- The City of San Antonio has no authority to waive TCEQ requirements.
- TCEQ is not a political subdivision and is not subject to Chapter 245 of the LGC.
- No waiver or permit issued by TCEQ may be the basis for vested rights in the City of San Antonio.

8



## Summary

- The City of San Antonio has not acted in its capacity of processing, approving or issuing a permit.
- A waiver is not a required permit. Permit rights do not accrue for a project based on a request for a waiver of state regulations.
- The applicant's basis for asserting vested rights is the request for TCEQ approval of an exemption to a WPAP.
- Additionally, the waiver expired on November 28, 2009.
- The project was not a legal project on the date of the TCEQ request for waiver.
- There has been no progress toward completion of the project. Accordingly the project is dormant.

9

## Staff Recommendation

Staff recommends denial of the appeal.

- There is no valid project.
- A waiver is not a **required** permit.
- The request for a waiver has expired.
- No progress towards completion has been demonstrated.
- Chapter 245 does not apply to TCEQ

10

**Questions?**

11

Item # 18

LAW OFFICES OF  
KAUFMAN & KILLEN, INC.  
1250 Frost Bank Tower  
100 West Houston Street  
SAN ANTONIO, TEXAS 78205-1457  
TELE: (210) 227-2000 FAX: (210) 227-2001  
[www.kaufmanassoc.com](http://www.kaufmanassoc.com)

RECEIVED  
09 NOV 23 AM 11:51  
LAND DEVELOPMENT  
SERVICES DIVISION

November 23, 2009

Ms. Melissa Ramirez  
Special Projects Coordinator  
Development Services Department  
City of San Antonio  
1901 South Alamo Street  
San Antonio, Texas 78283

VIA HAND DELIVERY

Mr. Paul Wendland  
Assistant City Attorney  
City of San Antonio  
1901 South Alamo Street  
San Antonio, Texas 78283

VIA HAND DELIVERY

RE: Rights Determination Appeal for File No. 09-09-014, Woodland Manor, an approximately 0.44 acre lot located at Lot 2, Block 2, New City Block 14712, Woodland Manor Unit No. 1.

Dear Ms. Ramirez & Mr. Wendland:

Please accept this letter as our appeal of Rights Determination No. 09-09-014, Woodland Manor, an approximately 0.44 acre lot located at Lot 2, Block 2, New City Block 14712; Woodland Manor Unit No. 1 ("Project"). The Rights Determination application submitted on September 10, 2009 was based on a Water Pollution Abatement Plan ("WPAP") exception issued by the Texas Commission on Environmental Quality ("TCEQ") on November 28, 2000.

On November 18, 2009 we received a letter from the City of San Antonio's ("City") Planning and Development Services Department disapproving our Rights Determination application for the Project. If a Rights Determination application is denied, the Planning and Development Services Department "...shall enumerate in writing the reason(s) for such denial, which shall be delivered to the applicant within the time period allowed for review." San Antonio, Tex., Unified Development Code §35-712(b)(2).

The letter stated the "applicant's application requesting exception to WPAP requirements did not give COSA fair notice of the project and the nature of the permit sought; it gave the TCEQ fair notice of the project and nature of the permit sought. The TCEQ application is not an appropriate permit for COSA to consider under this request for determination of rights."

A WPAP exception is an appropriate permit as defined by Chapter 245 of the Texas Local Government Code ("Chapter 245") for a determination of rights. A WPAP is required to conduct regulated activities over the recharge zone of the Edwards Aquifer and is necessary to initiate, maintain, and complete the Project. *See* 30 TEX. ADMIN. CODE §213. Also, at the time of the first permit's issuance, the Project was not required to provide fair notice to the City.

## I. Permit Under Chapter 245

Chapter 245 of the Texas Local Government Code ("Chapter 245") defines a "permit" to be any of the following:

"a license, certificate, approval, registration, consent, permit, contract, or other agreement for construction related to, or provision of, service from water, or wastewater utility owned, operated, or controlled by a regulatory agency, or other form of authorization required by law, rule, regulation, order, or ordinance that a person must obtain to perform an action or initiate, continue, or complete a project for which the permit is sought."

TEX. LOC. GOV'T CODE §245.001(1). A permit may be in the form of an authorization required by law, rule, or regulation to initiate a project. *Id.* A WPAP is required prior to the commencement of construction or other regulated activities on the recharge zone of the Edwards Aquifer. 30 TEX. ADMIN. CODE §213.2. Regulated activities subject to the WPAP requirement include any construction-related or post construction activity on the recharge zone of the Edwards Aquifer that have the potential to pollute the Edwards Aquifer and hydrologically connected surface streams. These regulated activities include, but not limited to, the construction of buildings, activities that alter or disturb the topographic, geologic, or existing recharge characteristics of a site, or any other activities which may potentially contaminate the Edwards Aquifer and hydrologically connected surface streams. *Id.* at §213.3(28).

A WPAP permit or exception was required to initiate the Project. The WPAP exception is a "form of authorization required...to perform an action or initiate, continue, or complete a project..." TEX. LOC. GOV'T CODE §245.001(1) and 30 TEX. ADMIN. CODE §213.2.

## II. Fair Notice

According to Chapter 245 Section 245.002(a-1), rights to which an applicant is entitled accrue on the filing of an original application or plan for development or plat application that gives a regulatory agency fair notice of the project and the nature of the permit sought. TEX. LOC. GOV'T CODE §245.002(a-1). However, Chapter 245 Section 245.002(g) states that the addition of Subsection (a-1) to Chapter 245 in 2005, applies only to a project commenced on or after the effective date of the act. *Id.* at §245.002(g). The effective date of the act was April 27, 2005. Therefore, the requirement to provide fair notice of a project only applies to projects initiated on or after April 27, 2005.

The Project was initiated prior to April 27, 2005. There was no requirement at this time that the Project's first permit provide fair notice to the City. Please also note that fair notice is only required to be given to the entity issuing the permit. *See* TEX. LOC. GOV'T CODE Ch. 245.

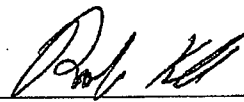
On behalf of the Property owner, we request the City's disapproval of statutory rights for Rights Determination 09-09-014, Woodland Manor, be appealed to the City's Planning

Woodland Manor - Rights Determination Appeal  
November 23, 2009  
Page 3 of 3

Commission. If you have any questions please do not hesitate to contact me at (210) 227-2000, ext. 15, or via email at [robk@kaufmanassoc.com](mailto:robk@kaufmanassoc.com).

Sincerely,

KAUFMAN & KILLEN, INC.

By:   
Rob Killen

RECEIVED  
09 NOV 23 AM 11:51  
LAND DEVELOPMENT  
SERVICES DIVISION



# City of San Antonio, Texas

Department of Planning and Development Services

November 18, 2009

Mr. Rob Killen  
Kaufman & Killen, Inc.  
100 West Houston Ste 1250  
San Antonio, TX 78205

RE: Rights Determination File: # 09-09-014 (Woodland Manor)

Dear Mr. Killen:

We have reviewed your rights determination that was submitted on September 10, 2009. Based on the information provided in the application, the following is our official finding:

Planning and Development Services Department, with a recommendation from the City Attorney's Office recommends disapproval of statutory rights.

The applicant requests determination of rights for a 0.44 acre tract of land located between Honeycomb Drive and Sandstone Drive on Huebner Road. The request is based on the November 28, 2000, approval by Texas Commission on Environmental Quality ("TCEQ") of applicant's application requesting exception to Water Pollution Abatement Plan ("WPAP") requirements. Applicant's application requesting exception to WPAP requirements did not give COSA fair notice of the project and nature of the permit sought; it gave the TCEQ fair notice of the project and nature of the permit sought. The TCEQ application is not an appropriate permit for COSA to consider under this request for determination of rights.

All appeals and resubmittals must be in writing and filed with the Director of Planning and Development Services within fifteen (15) calendar days from the date the applicant is notified of the adverse decision or action taken under these requirements. Appeals and re-submittals made after fifteen (15) calendar days will not be accepted. If you have further questions please contact Melissa Ramirez at 207-7038.

Sincerely,

A handwritten signature in cursive script, appearing to read "F. De León".

Fernando J. De León, P.E.  
Assistant Director,  
Land Development Division  
Planning and Development Services Department

LAW OFFICES OF  
**KAUFMAN & KILLEN, INC.** DEVELOPMENT SERVICES  
1250 Frost Bank Tower  
100 West Houston Street  
SAN ANTONIO, TEXAS 78205-1457  
TELE: (210) 227-2000 FAX: (210) 227-2001  
[www.kaufmanassoc.com](http://www.kaufmanassoc.com)

RECEIVED

2009 SEP 10 AM 11:24

September 9, 2009

Ms. Melissa Ramirez  
Special Projects Coordinator  
Development Services Department  
City of San Antonio  
1901 South Alamo Street  
San Antonio, Texas 78283

**VIA HAND DELIVERY**

Mr. Paul Wendland  
Assistant City Attorney  
City of San Antonio  
1901 South Alamo Street  
San Antonio, Texas 78283

**VIA HAND DELIVERY**

RE: Rights Determination Application for Woodland Manor, an approximately 0.44 acre lot located at Lot 2, Block 2, New City Block 14712, Woodland Manor Unit No. 1.

Dear Ms. Ramirez & Mr. Wendland:

Please find enclosed two (2) copies of a Rights Determination Application for an approximately 0.44-acre tract located at Lot 2, Block 2, New City Block 14712, Woodland Manor Unit No. 1, on Huebner Road between Honeycomb Drive and Sandstone Drive ("Property"). A portion of the Property is located over the Edwards Aquifer recharge zone. The Property is being developed as a commercial project ("Project"). We respectfully request that the City of San Antonio ("City") review this application and acknowledge statutory vested rights for the Project dating from November 28, 2000, the date of approval of the Project's Water Pollution Abatement Plan exception ("WPAP"). For purposes of statutory development rights, the Project was initiated on the approval of this WPAP.

**I. Project History & Development**

The Project has been under continuous development since at least November of 2000. A review of the Bexar County land records reveals platting activity for the Project began in October of 1950 with the approval of the Wood Land Manor Unit No. 1 Plat ("Plat"). The Property was deeded to its current owner, Hometex Corporation ("Hometex"), in January of

**RD # 09 - 09 - 014**

DEVELOPMENT SERVICES  
RECEIVED

2001. Concurrent with its acquisition of the Property, Hometex requested and was granted a WPAP permit. 2009 SEP 10 AM 11:24

## II. Water Pollution Abatement Plan

In order to protect the Edwards Aquifer from pollution, the Texas Administrative Code regulates activity over the aquifer's recharge and transition zones. 30 TEX. ADMIN. CODE §213.1. Under the Texas Administrative Code property owners over the Edwards Aquifer recharge zone who propose any new regulated activity must have a WPAP. *See* 30 Tex. Admin Code Ch. 213.

No person may commence the construction of any regulated activity until a WPAP or a WPAP exception has been approved by the appropriate regional office of the Texas Commission for Environmental Quality ("TCEQ"). 30 TEX. ADMIN. CODE §213.4(a)(1). Exceptions to the WPAP requirement may be granted if the requestor can demonstrate equivalent water quality protection for the Edwards Aquifer. 30 TEX. ADMIN. CODE §213.9(a). Regulated activities include any construction-related activity that has the potential for polluting the Edwards Aquifer and hydrologically connected surface streams, including clearing, excavation, and the construction of buildings. 30 TEX. ADMIN. CODE §213.3(28).

An approved WPAP expires two (2) years following its date of issuance, unless construction has commenced or a written request for an extension and the appropriate fees are submitted. 30 TEX. ADMIN. CODE §213.4(h). Without the commencement of construction, extensions must be filed every six (6) months to keep the WPAP active. 30 TEX. ADMIN. CODE §213.4(h)(1). These extensions will not be granted if the proposed regulated activity has changed from that originally approved. 30 TEX. ADMIN. CODE §213.4(h)(5). The WPAP will ultimately expire ten (10) years after its approval if over fifty percent (50%) of the proposed construction has not been completed. 30 TEX. ADMIN. CODE §213.4(h)(3).

Prior to Hometex's acquisition of the Property, it submitted a WPAP request for an exception to the Texas Natural Resource Conservation Commission (the Commission's name was changed in 2002 to the Texas Commission on Environmental Quality in 2002 (collectively known as "TCEQ")). On November 28, 2000 the TCEQ completed its review of Hometex's WPAP exception request and approved the plan. Hometex has timely filed extensions and the proper fees for its Project's WPAP following its original approval on November 28, 2000. Based on these extensions, the original November 28, 2000 WPAP is still an active permit for this continuing Project.

## III. Permit with Expiration Date

For permits lacking an expiration date one is provided by Chapter 35-714 of the City's Unified Development Code ("UDC"). SAN ANTONIO, TEX., UNIFIED DEVELOPMENT CODE §35-714(a). Section 35-714(b) provides:

RD # 09 - 09 - 014



DEVELOPMENT SERVICES  
RECEIVED

The provisions of this section apply to any permit if as of the first anniversary of the effective date of the V.T.C.A. Local Government Code Ch. 245: (i) the permit does not have an expiration date; and (ii) no progress has been made towards completion of the project...”

SAN ANTONIO, TEX., UNIFIED DEVELOPMENT CODE §35-714(b). An approved WPAP will expire two (2) years after the date of initial issuance unless substantial construction has commenced or a written request for an extension has been received by the TCEQ. 30 TEX. ADMIN. CODE §213.4(h).

In addition to this initial two (2) year expiration, and the six (6) month expiration of WPAP extensions, **the WPAP has an ultimate expiration date of ten (10) years following its initial approval if fifty percent (50%) of the project's total construction has not been completed.** *Id.* Based on this expiration dates, Section 35-714 of the UDC is inapplicable to Hometex's WPAP. Hometex's WPAP will ultimately expire November 28, 2010 unless substantial construction has been undertaken by this date.

#### IV. Continuing Project Under Chapter 245

Under the authority of Chapter 245 of the Texas Local Government Code (“Chapter 245”), Section 35-717(c) of the UDC expires a project for the purpose of vested rights if no progress towards completion has been made within the later of five (5) years after the issuance of the initial permit or the last date in which progress towards completion was made. TEX. LOCAL GOV'T CODE §245.005; SAN ANTONIO, TEX., UNIFIED DEVELOPMENT CODE §35-717(c).

The Project has not changed or become dormant. Development within the Property area began in 1950. The Project recommenced in August of 2000 when a WPAP request for an exception for the Property was submitted to the TCEQ. The WPAP exception was granted for the Project on November 28, 2000.

Chapter 245 and Section 35-717(b) of the UDC define “progress towards completion” as including any one of the following:

- a) an application for a final plat is submitted to a regulatory agency;
- b) a good-faith attempt to file an application for a permit necessary to begin or continue the project;
- c) costs have been incurred for developing the project (exclusive of land acquisition) in the aggregate amount of five percent (5%) of the most recent appraised market value of the property;
- d) fiscal security has been posted with a regulatory agency to ensure performance of an obligation required by the regulatory agency; or
- e) utility connection fees or impact fees for the project have been paid to a regulatory agency.

RD # 09 - 09 - 014

DEVELOPMENT SERVICES  
RECEIVED

TEX. LOCAL GOV'T CODE §245.005(c); SAN ANTONIO, TEX., UNIFIED DEVELOPMENT CODE §35-717(b). In addition to these specifically enumerated actions, progress towards completion also includes actions not listed in the text of the UDC and Texas Local Government Code. According to *City of San Antonio v. En Seguido*, 227 S.W.3d 237 (Tex.App.-San Antonio 2007), the Texas Code Construction Act identifies the terms 'includes' and 'including' as terms of enlargement, rather than limitation. Therefore, the activities listed in Section 245.005(c) are not the exclusive methods of proving progress towards completing a project. *En Seguido*, 227 S.W.3d at 244.

As evidence of progress towards completion, an extension of Hometex's WPAP was filed every six (6) months beginning two (2) years after the TCEQ's initial approval. The WPAP is required to commence construction of any regulated activity over the Edwards Aquifer recharge zone, including commercial activity, clearing, and building construction. 30 TEX. ADMIN. CODE §213.4(a)(1) and §213.3(28).

Hometex has made progress towards completion of the Project with the good faith, and successful WPAP filing and extensions submitted to the TCEQ. The permit was necessary to start the Project and continues to be vital as the Project continues towards its completion. See TEX. LOC. GOV'T CODE §245.005(c)(2). The evidence of the Project's progress towards completion has satisfied the standards identified in Section 35-714 of the UDC and Chapter 245 of the Texas Local Government Code. The previously described evidence establishes that Woodland Manor is neither a dormant nor complete project.

## V. First Permit Under Chapter 245

The first permit for the Project was approved on November 28, 2000. According to the Texas Local Government Code, a permit may be an approval or other form of authorization required by law, rule, regulation, order, or ordinance that a person must obtain to perform an action or to initiate, continue, or complete the project for which the permit is sought. Tex. Loc. Gov't. Code §245.001(1).

For projects initiated prior to April 27, 2005, the only statutory mandate is that the permit be required for the project.

Section 245.002(a-1) provides:

Rights to which a permit applicant is entitled under this chapter accrue on the filing of an original application or plan for development or plat application that gives the regulatory agency fair notice of the project and the nature of the permit sought.

TEX. LOCAL GOV'T CODE §245.002(a-1). "[T]he change in law made to Subsection (a) and the addition of Subsections (a-1) ... apply only to a project commenced on or after the effective date of that Act." TEX. LOCAL GOV'T CODE §245.002(g). The effective date of the act was April 27, 2005. Therefore, the requirement to provide fair notice of a project only applies to projects initiated on or after April 27, 2005.

R D # 09 - 09 - 014

DEVELOPMENT SERVICES  
RECEIVED  
2009 SEP 10 AM 11:24

The Project was initiated prior to April 27, 2005; there were no requirements at this time that the first permit provide fair notice to the City of the Project. Additionally, a WPAP is required to conduct regulated activities over the Edwards Aquifer recharge zone and is necessary to initiate, maintain, and complete the Project.

On behalf of the Property owner, we ask that the City issue a Rights Determination based on the project initiation date of November 28, 2000. If there is any additional information or documentation that we can provide to assist in your review of this application, please do not hesitate to contact me at your convenience at (210) 227-2000, ext. 15, or via email at [robk@kaufmanassoc.com](mailto:robk@kaufmanassoc.com).

Sincerely,

KAUFMAN & KILLEN, INC.

By: 

Rob Killen

2009 SEP 10 AM 11:24



City of San Antonio  
Planning & Development Services  
Local Government Code Chapter 245/Article VII  
Unified Development Code  
Rights Determination/Consent Agreement

Intake Date: \_\_\_\_\_

Intake By: \_\_\_\_\_

Type: ☒ Rights Determination☐ Consent Agreement**Instructions:**

1. All applicable information must be legibly printed or typed for processing. If completed on behalf of the property owner please attach power of attorney or letter of agent.
2. Please complete and attach 2 sets of all applicable documents (i.e. this form, Master Development Plan, P.U.D. plan, plat application, approved plat, building permit) along with appropriate fee.
3. Application must contain all information to establish rights under Chapter 245 of the Local Government Code and Article VII of the Unified Development Code (UDC).
4. Any appeal of the decision of the Director to the Planning Commission will be based on information submitted to the Director for determination of rights.

*Note: Must comply with the UDC, §35-B128 Rights Determination for the City of San Antonio.*

Owner: Hometex CorporationAgent: Kaufman & Killen, Inc.Phone: (210) 227-2000 Fax: (210) 227-2001Address: 100 West Houston Street, Suite 1250City: San Antonio State: Texas Zip code: 78205Engineer/Surveyor: Macina, Bose, Copeland & Associates, Inc. Contact: Robert A. CopelandAddress: 1035 Central Parkway North Phone: (210) 545-1122City: San Antonio State: Texas Zip code: 78232Name of Project: Woodland Manor**Site location or address of project and legal description:**

The project is located on Huebner Road between Honeycomb Drive and Sandstone Drive and neighbors 12000 Huebner Road to its southeast; the legal description for the property is Lot 2, Block 2, NCB 14712, WOODLAND MANOR UNIT 1, City of San Antonio, Bexar County, Texas, according to map or plat thereof recorded in Volume 2805, Page 219, Deed and Plat Records of Bexar County, Texas.

City Council District(s): 8 ETJ: No Edward's Aquifer Recharge Zone? Yes

2009 SEP 10 AM 11:24

## 1. Describe current use(s) of the property:

The property is currently undeveloped.2. Describe the specific Project and the expected use(s) to be created by this Project including the nature, extent, and density or intensity of each use for which rights are being claimed (type of development, number of buildings, type of building(s), specific use(s) of those buildings, etc.)? *Fair Notice of the Project is required with requests based on MDPs, POADPs or plat applications.*

(a) Nature of the project:

The project is a proposed commercial development.(b) Total land area, in square feet: 19,066 square feet(c) Total area of impervious surface, in square feet: 11,821.5 square feet

(d) Number of residential dwellings units, by type:

Zero (0)

(e) Type and amount of non-residential square footage (ground floor building footprint only):

4,132.0 square feet(f) Number of buildings: Zero (0) One (1)(g) Phases of the development (if applicable): Not Available

## 3. List ordinances to which the Project described in item #2 above will seek exception to based on the date requested for recognition of rights. State specific sections of the San Antonio Municipal Code and their effective dates:

Ordinances adopted after November 28, 2000 unless otherwise prohibited under Chapter 245 of the Texas Local Government Code.

File # \_\_\_\_\_

DEVELOPMENT SERVICES Assigned by City Staff  
RECEIVED

4. Please indicate permits or development approvals received that are the basis to establish rights to complete the Project. Please specify all that may be applicable and include copies of the permit.

**PERMIT**

Type of Permit: \_\_\_\_\_ Date of Application: \_\_\_\_\_

Permit Number: \_\_\_\_\_ Date issued: \_\_\_\_\_

Expiration Date: \_\_\_\_\_ Acreage: \_\_\_\_\_

**MASTER DEVELOPMENT PLAN (MDP) (Formerly POADP)**

Accepted *prior to September 1, 1997* are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted *after September 1, 1997* are subject to 24 months for the POADP acceptance date. Fair Notice required with MDP/POADP

Name: \_\_\_\_\_ # \_\_\_\_\_

Date accepted: \_\_\_\_\_ Expiration Date: \_\_\_\_\_ MDP Size: \_\_\_\_\_ acres

**P.U.D. PLAN**

Name: \_\_\_\_\_ # \_\_\_\_\_

Date accepted: \_\_\_\_\_

**PLAT APPLICATION***Fair Notice required with plat application*

Plat Name: \_\_\_\_\_ Plat # \_\_\_\_\_ Acreage: \_\_\_\_\_

Date submitted: \_\_\_\_\_ Expiration Date: \_\_\_\_\_

*(Note: Plat must be approved within 24 months of application submittal date)***APPROVED PLAT**

Plat Name: \_\_\_\_\_ Plat # \_\_\_\_\_ Acreage: \_\_\_\_\_ Approval \_\_\_\_\_

Date: \_\_\_\_\_ Plat recording Date: \_\_\_\_\_ Expiration Date: \_\_\_\_\_ Vol./Pg. \_\_\_\_\_

*(Note: If plat is not recorded within 3 years of plat approval permit rights will expire)***OTHER PERMITS:**

Edwards Aquifer Protection Plan - Water Protection Abatement Plan:

- Approved by the Texas Natural Resource Conservation Commission November 28, 2000
- Edwards Aquifer Protection Program File No. 1531

Please see Document Notebook for all additional permits and project activities.

File #

Assigned by City Staff  
RECEIVED

2009 SEP 10 AM 11:24

5. Specify the amount, date and purpose of each expenditure or obligation incurred in reliance on the permits identified above (include copies of contracts): Please include verified or certified copies of all contracts, appraisals, reports, correspondence, letters, or other documents or materials upon which the Applicant's claim for rights or equitable estoppel is based. Do not include land purchase costs nor payment of taxes.

Not Available.

6. Requested date for claim of rights for this Project: November 28, 2000

7. Describe any construction or related actions that have taken place on the property since that date: Include the date, cost, nature and extent of each physical improvement to the property including structures, utilities, roads, driveways, etc

The original Edwards Aquifer Protection Plan (Water Pollution Abatement Plan) ("WPAP") was approved by the Texas Natural Resource Conservation Commission on November 28, 2000. The WPAP was amended December 14, 2000. Beginning in February of 2002 extensions were requested and granted for the WPAP. Extensions have continued to be requested and granted biannually in order to continue the WPAP in furtherance of the project.

### **Consent Agreements Only:**

In addition to the required processing as set forth above, a request for Consent Agreement Approval shall include, but shall not be limited to the following:

- ☐ A timing and phasing plan for the proposed development;
- ☐ A plan for the provision of public facilities and services to the proposed development, by phase;
- ☐ The conditions under which the proposed development will be authorized to proceed; and
- ☐ The conditions under which approvals or permits will lapse or may be revoked.

*A document shall be considered "verified" or "certified", whether an original or a copy, if it is signed by the official with decision making authority for the permit application.*

File #

DEVELOPMENT Assigned by City Staff  
RECEIVED

## 8. Sworn statement:

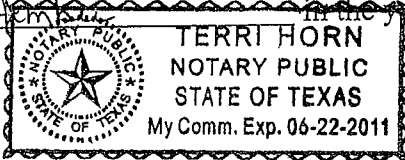
2009 SEP 10 AM 11:24

NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.

I, the undersigned, hereby certify that all information contained herein and the attached documents are true and correct and that it is my belief that the property owner is entitled to the requested rights for this Project and, during the pendency of this determination, I understand my continuing obligation to notify the Development Services Director in writing of the inaccuracy of any statement or representation which was incorrect when made or which becomes incorrect by virtue of changed circumstances.

Print name: Rob Killen Signature: [Signature] Date: 10 Sept. 09

Sworn to and subscribed before me by Rob Killen on this 10<sup>th</sup> day of September in the year 2009, to certify which witness my hand and seal of office.



[Signature]  
Notary Public, State of Texas

Director's Decision: ☐ Approved

☐ Denied

Reviewed By: \_\_\_\_\_ Date: \_\_\_\_\_  
Planning & Development Services Department

Terms and conditions required for the continuance of the rights being recognized:

*This determination is valid only to the extent of the validity of the underlying permit which is the basis for this application. Further subject to all provisions for dormancy and expiration as provided in the Local Government Code Chapter 245 and Article VII of the UDC.*





## City of San Antonio

Planning and Development Services – Master Development Plan Division  
Fair Notice Form Review Notification

**TO:** Rob Killen

**DATE:** September 14, 2009

**Address:** Kaufman & Assoc.  
100 West Houston Ste 1250  
San Antonio, TX 78205

**FROM:** Larry Odis

**COPIES TO:** File

**FAIR NOTICE FORM:** FN09-0019

**NAME:** Woodland Manor

**SUBMITTAL DATE:** September 10, 2009

**EXPIRATION DATE:** October 25, 2009

The Fair Notice Form referenced above was reviewed  
and deemed:

☒ **\*COMPLETE**

☐ **\*\*INCOMPLETE**

In order to complete the Fair Notice Form referenced above the following needs to be provided:

---

---

---

---

\*If the Fair Notice Form has been deemed complete, then the **SUBMITTAL DATE** is the effective date of the Fair Notice Form as per UDC Section 35-410(h).

\*\*The submitted Fair Notice Form will be deemed invalid if filing remains incomplete upon reaching the **EXPIRATION DATE** as per UDC Section 35-410(h). This Fair Notice document is referenced in RD 09-09-014 file.



DEVELOPMENT SERVICES  
RECEIVED  
2009 SEP 10 AM 11:25  
**City of San Antonio**  
**Planning & Development Services**  
**Fair Notice Form**



Date: 9/10/09 Notice Number: FN 09-0019

1. Original Fair Notice Form Number if Applicable: \_\_\_\_\_
2. Existing Rights Determination No. if applicable: RD # 09 - 09 - 014

<b>COSA USE ONLY</b>	
Expiration date: <u>10/25/09</u>	Authorized Rep: <u>Larry Odis</u>

3. If a permit application identified in item (6) below is not submitted for completeness review within 45 days from the filing date of this form, this notice will be **null and void**.
4. All submittals with (\*) require a site plan. A site plan shall include lot layout, general building footprint with approximate square footage of building(s), impervious cover, and land use.
5. All site plans must complete (# 7) of this form.
6. Permit application Type (Check all appropriate boxes):

- |   |   |
|---|---|
| <p><input type="checkbox"/> Building Permit: No. _____</p> <p><input type="checkbox"/> Master Development Plan (MDP)<br/>(Formerly POADP) No. _____</p> <p><input type="checkbox"/> MDP/ P.U.D. Plan<br/>(Combination) No. _____</p> <p><input type="checkbox"/> Master Plan Community District (MPCD)<br/>No. _____</p> <p><input type="checkbox"/> Manufactured Home Park Plan (MHPP)<br/>No. _____</p> <p><input type="checkbox"/> Flexible Development District No. _____</p> <p><input type="checkbox"/> Urban Development (UD)<br/><input type="checkbox"/> Farm and Ranch (FR)</p> | <p><input type="checkbox"/> Military Airport Overlay Zone (MAOZ) No. _____</p> <p><input type="checkbox"/> P.U.D. Plan<br/>No. _____</p> <p><input type="checkbox"/> Mixed Use District (MXD)<br/>No. _____</p> <p><input type="checkbox"/> Traditional Neighborhood Development (TND)<br/>No. _____</p> <p><input type="checkbox"/> Pedestrian Plan (PP) No. _____</p> <p><input type="checkbox"/> Rural Development (RD)<br/><input type="checkbox"/> Mixed Light Industrial (MI-1)</p> |
|---|---|

☒ Edwards Aquifer Protection Plan (Water Pollution Abatement Plan)  
Program ID No. 1531

**City of San Antonio Planning & Development Services**  
**Fair Notice Form**  
 (Cont'd)

DEVELOPMENT SERVICES  
RECEIVED

2009 SEP 10 AM 11:25

**The following projects require a site plan.**

A site plan shall include, lot layout, general building footprint with approximate square footage of building(s), impervious cover, and land use.

\*☐ SAWS/ Utilities No. \_\_\_\_\_ \*☐ Category Determination Letter from SAWS: \_\_\_\_\_

\*☐ CPS Energy/ Utilities No. \_\_\_\_\_ \*☐ Other: \_\_\_\_\_

\*☐ Application for Letter of Certification (LOC) (Subdivision Plat No. issued): \_\_\_\_\_

**The following single plat projects require a site plan:**

\*☐ Multi-Family                      \*☒ Commercial                      \*☐ Office                      \*☐ Industrial

\*☐ Multiple Land Use Projects (Complete # 7)                      \*☐ Entertainment                      \*☐ Special District

\*☐ Other: \_\_\_\_\_

A site plan is not required for single phase/single plat Single – Family residential projects.

**7. For all site plans please complete the following:**

**RD # 09 - 09 - 014**

**(a) Single - Family:** Land Allocation in Square Feet & Acreage \_\_\_\_\_  
 Use Allocation in Square Feet & Acreage \_\_\_\_\_  
 Density \_\_\_\_\_  
 Impervious Cover \_\_\_\_\_

**(b) Multi -Family:** Land Allocation in Square Feet & Acreage \_\_\_\_\_  
 Use Allocation in Square Feet & Acreage \_\_\_\_\_  
 Density \_\_\_\_\_  
 Impervious Cover \_\_\_\_\_

**(c) Commercial:** Land Allocation in Square Feet & Acreage 19,066 square feet / 0.44 acres  
 Use Allocation in Square Feet & Acreage 16,910 square feet / 0.3882 acres  
 Impervious Cover 11,821.5 square feet / 0.2713 acres

**(d) Office:** Land Allocation in Square Feet & Acreage \_\_\_\_\_  
 Use Allocation in Square Feet & Acreage \_\_\_\_\_  
 Impervious Cover \_\_\_\_\_

**(e) Industrial:** Land Allocation in Square Feet & Acreage \_\_\_\_\_  
 Use Allocation in Square Feet & Acreage \_\_\_\_\_  
 Impervious Cover \_\_\_\_\_

**(f) Entertainment:** Land Allocation in Square Feet & Acreage \_\_\_\_\_  
 Use Allocation in Square Feet & Acreage \_\_\_\_\_  
 Impervious Cover \_\_\_\_\_

**(g) Other Special District(s):** Land Allocation in Square Feet & Acreage \_\_\_\_\_  
 Use Allocation in Square Feet & Acreage \_\_\_\_\_  
 Impervious Cover \_\_\_\_\_

FN 09-0019

City of San Antonio Planning & Development Services

**Fair Notice Form**

(Cont'd)

DEVELOPMENT SERVICES  
RECEIVED

8. Project Name: Woodland Manor

2009 SEP 10 AM 11:25

Property Description: The property is located on Huebner Road between Honeycomb Drive and Sandstone Drive and neighbors 12000 Huebner Road to its southeast; the property is located at Lot 2, Block 2, NCB 14712, WOODLAND MANOR UNIT 1.

Owner: Hometex Corporation Phone: (210) 979-7400 Fax: (210) 979-7410

Address: 12118 Valliant, Suite 100 City: San Antonio State: Texas Zip Code: 78216

Agent: Kaufman & Killen, Inc. Phone: (210) 227-2000 Fax: (210) 227-2001

Address: 100 West Houston Street, Suite 1250 City: San Antonio State: Texas Zip Code: 78205

Applicant: (Same as Agent) Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Engineer/Surveyor: Macina, Bose, Copeland and Associates, Inc. Phone: (210) 545-1122

Fax: (210) 545-9302

Address: 1035 Central Parkway North City: San Antonio State: Texas Zip Code: 78232

Contact Person Name: Robert A. Copeland E-mail: rcopeland@mbcengineers.com

Phone: (210) 545-1122 ext. 106 Fax: (210) 545-9302

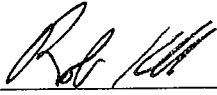
**Site is over/within/includes:**

Edwards Aquifer Recharge Zone: ☒ Yes ☐ No San Antonio City Limits: ☒ Yes ☐ No

Council District: 8 School District: NISD Ferguson map grid: 549A2

**Owner or Authorized Representative:**

I certify that this Fair Notice form is true and accurate.

Print Name: Rob Killen Signature: 

Address: 100 West Houston Street, Suite 1250 City: San Antonio State: Texas Zip Code: 78205

E-mail: robk@kaufmanassoc.com

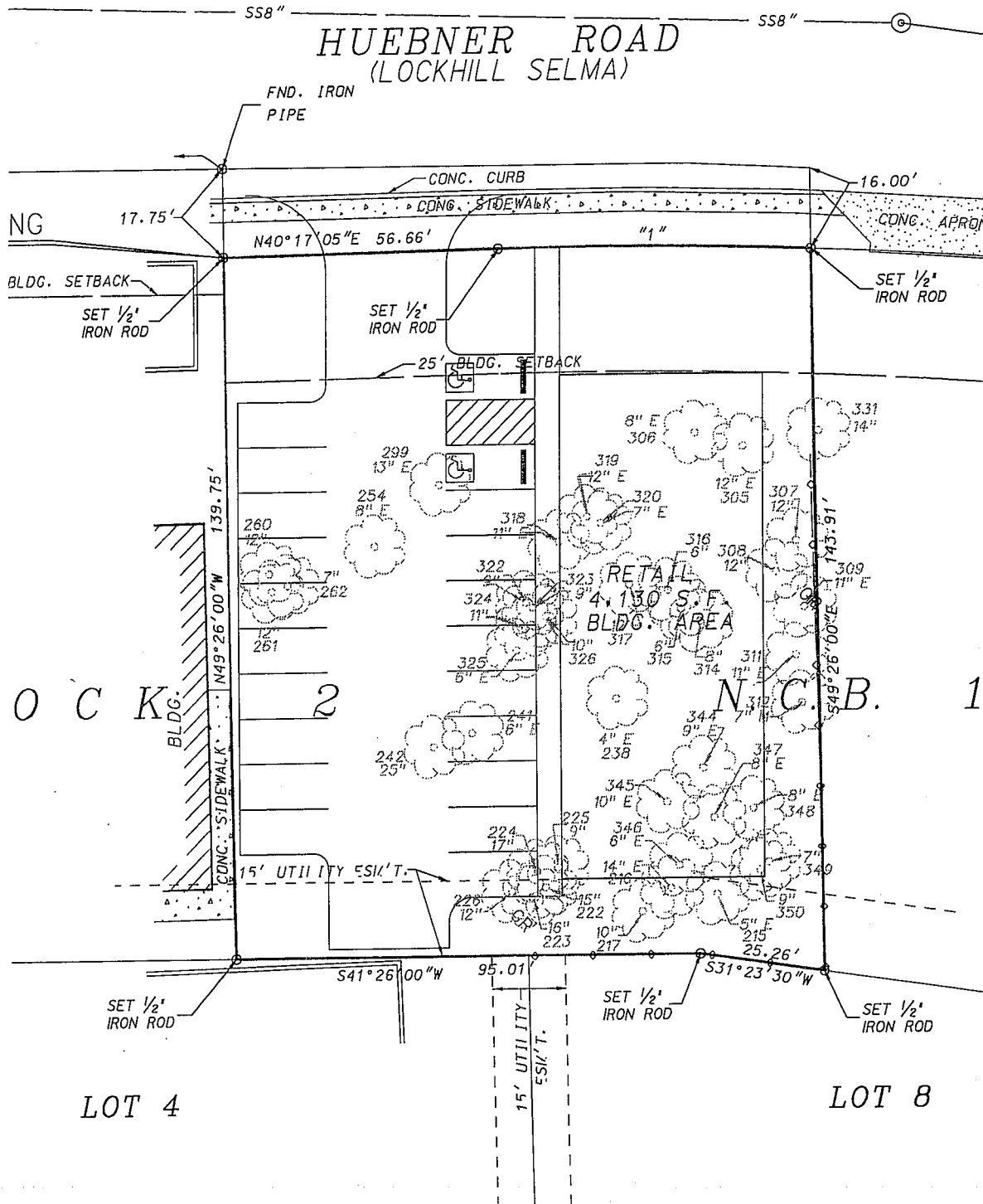
RD # 09 - 09 - 014

**NOTE:** To be valid, all fields must be completed.

DEVELOPMENT SERVICES  
RECEIVED

2009 SEP 10 AM 11:25

FN 09-0019



RD#09-09-014

Woodland Manor  
Development Activity and Related Documents

DEVELOPMENT SERVICES  
RECEIVED

Table of Contents

2009 SEP 10 AM 11:25

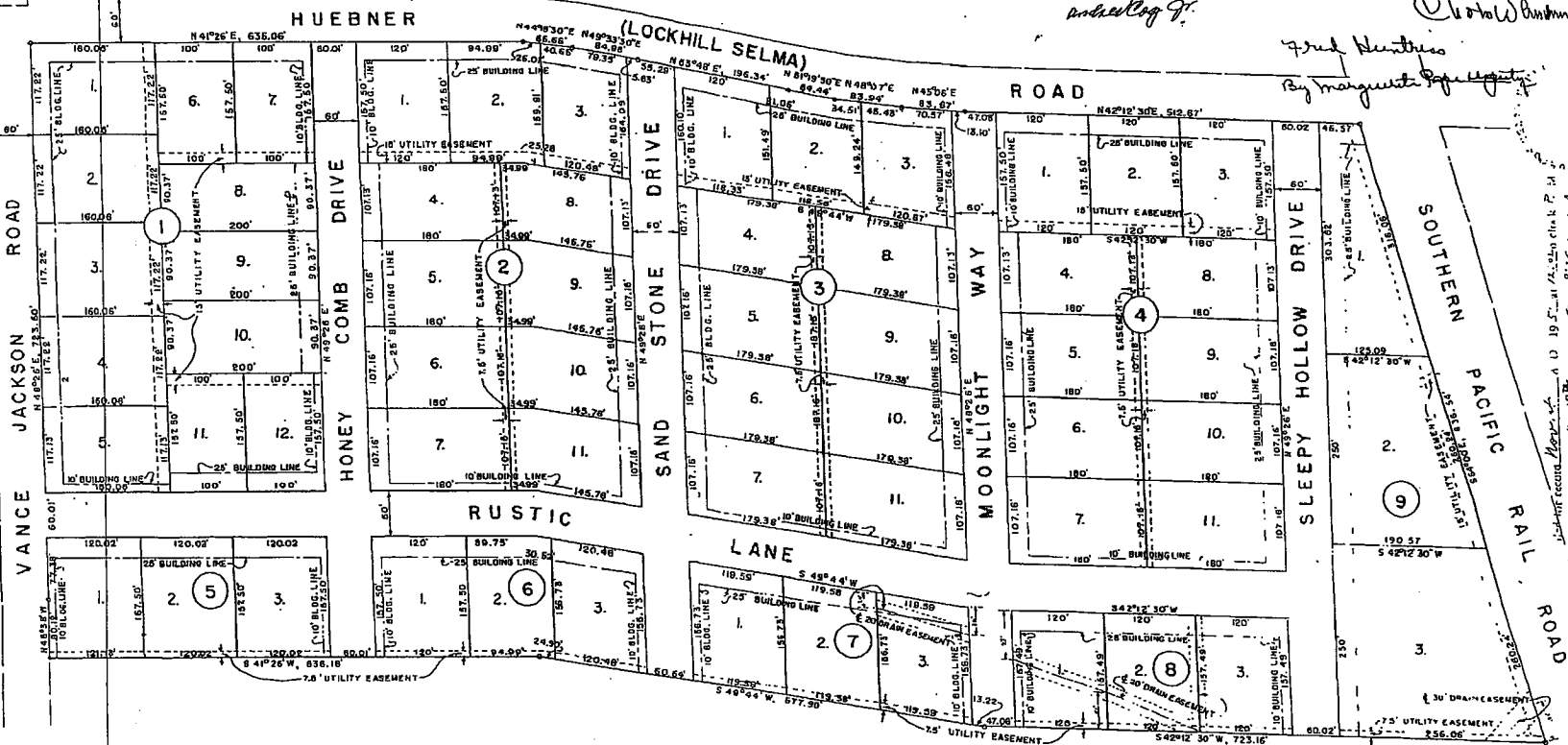
No.	Date	Document Name	Status
1	10/10/1950	Wood Land Manor Plat	Recorded
2	9/22/2000	WPAP Exception Application	Submitted
3	11/28/2000	Water Pollution Abatement Plan	Approved
4	12/14/2000	Water Pollution Abatement Plan Amendment	Approved
5	1/3/2001	Deed Recordation Affidavit - WPAP	Recorded
6	1/5/2001	Deed Recordation Affidavit - WPAP	Recorded
7	1/5/2001	General Warranty Deed	Recorded
8	3/25/2002	WPAP Extension	Approved
9	7/17/2003	WPAP Extension	Approved
10	2/3/2004	WPAP Extension	Approved
11	12/7/2004	WPAP Extension	Approved
12	5/20/2005	WPAP Extension	Approved
13	2/17/2006	WPAP Extension	Approved
14	6/19/2006	WPAP Extension	Approved
15	11/17/2006	WPAP Extension	Approved
16	6/25/2007	WPAP Extension	Approved
17	12/11/2007	WPAP Extension	Approved
18	6/6/2008	WPAP Extension	Approved
19	12/17/2008	WPAP Extension	Approved
20	7/7/2009	WPAP Extension	Approved
21		Aerial Map of Property - July 2009	

RD # 09 - 09 - 014

# WOOD LAND MANOR

UNIT NO. 1

For instructions see Vol 3187 Page 350  
" 3533 1029  
" 3077



THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH HIS DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY BY THE SURVEYOR WHOSE NAME IS ENDORSED HEREON, AND DEDICATES TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES HEREON SHOWN, AND FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

STATE OF TEXAS  
COUNTY OF BEXAR

I, R. H. PARKINSON, HERE BY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

REPLAT IN  
VOL: 9501  
PAGE: 16

*R. H. Parkinson*  
LICENSED STATE LAND SURVEYOR

## PLAT SHOWING

A SUBDIVISION OF 33.525 ACRES  
OUT OF THE MARIA TRINIDAD  
GUERRA SURVEY NO. 88,  
BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LESTER S. TOWLE, JR., KNOWN TO ME TO BE PERSON WHOSE NAME APPEARS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 10<sup>TH</sup> DAY OF OCTOBER, A.D. 1950



*Lester S. Towle, Jr.*  
LESTER S. TOWLE, JR., VICE PRESIDENT  
SOUTHWESTERN LAND ASSOCIATES, INC.



SWORN AND SUBSCRIBED BEFORE ME THIS 10<sup>TH</sup> DAY OF OCTOBER, A.D. 1950

*H. R. Powers*  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS  
H. R. POWERS



SCALE 1" = 100'

2009 SEP 10 AM 11:25

DEVELOPMENT SERVICES  
RECEIVED

RD # 09-09-014

No. 1

No. 2

DEVELOPMENT SERVICES  
RECEIVED

**GENERAL INFORMATION FORM**  
FOR REGULATED ACTIVITIES ON THE  
EDWARDS AQUIFER RECHARGE AND TRANSITION ZONES  
AND RELATING TO 30 TAC §213.4(b) & §213.5(b)(2)(A), (B)  
EFFECTIVE JUNE 1, 1999

2009 SEP 10 AM 11:26

PROJECT NAME: HUEBNER RD. PROJECT  
COUNTY: BEXAR STREAM BASIN: OLMOS

EDWARDS AQUIFER: ☐ RECHARGE ZONE  
☐ TRANSITION ZONE

PLAN TYPE: ☐ WPAP ☐ AST ☒ EXCEPTION  
☐ SCS ☐ UST ☐ MODIFICATION

**APPLICANT INFORMATION**

1. Applicant:

Contact Person: Diran Yegparian  
Entity: Hometex Corporation  
Mailing Address: 11216 West Avenue  
City, State: San Antonio, Texas Zip: 78213  
Telephone: (210) 970-7400 FAX: \_\_\_\_\_

2. Agent/Representative (If any):

Contact Person: Robert A. Copeland, Jr., P.E.  
Entity: Macina, Bose, Copeland & Assoc., Inc.  
Mailing Address: 1035 Central Parkway North  
City, State: San Antonio, Texas Zip: 78232  
Telephone: (210) 545-1122 FAX: (210) 545-9302

**PROJECT LOCATION**

3. Site Address: 12000 Huebner Road  
Street: Huebner Road @ Vance Jackson  
City: San Antonio Zip: 78213

4. ☒ This project is inside the city limits of San Antonio.  
☐ This project is outside the city limits but inside the ETJ (extra-territorial jurisdiction) of \_\_\_\_\_.  
☐ This project is not located within any city's limits or ETJ.



2009 SEP 10 AM 11:26

5. The location of the project site is described below. The description provides sufficient detail and clarity so that the TNRCC's Regional staff can easily locate the project and site boundaries for a field investigation.

12000 Huebner Road; South side of Huebner Road between Honey Comb and Sandstone

6. ☒ **ATTACHMENT A - ROAD MAP.** A road map showing directions to and the location of the project site is attached at the end of this form.

7. ☒ **ATTACHMENT B - USGS / EDWARDS RECHARGE ZONE MAP.** A copy of the official 7 1/2 minute USGS Quadrangle Map (Scale: 1" = 2000') of the Edwards Recharge Zone is attached behind this sheet. The map(s) should clearly show:

- ☒ Project site.  
☒ USGS Quadrangle Name(s).  
☒ Boundaries of the Recharge Zone (and Transition Zone, if applicable).  
☒ Drainage path from the project to the boundary of the Recharge Zone.

8. ☒ Sufficient survey staking is provided on the project to allow TNRCC regional staff to locate the boundaries and alignment of the regulated activities and the geologic or manmade features noted in the Geologic Assessment. **The TNRCC must be able to inspect the project site or the application will be returned.**

9. ☒ **ATTACHMENT C - PROJECT DESCRIPTION.** Attached at the end of this form is a detailed narrative description of the proposed project.

10. Existing project site conditions are noted below:

- ☐ Existing commercial site  
☐ Existing industrial site  
☐ Existing residential site  
☐ Existing paved and/or unpaved roads  
☐ Undeveloped (Cleared)  
☒ Undeveloped (Undisturbed/Uncleared)  
☐ Other: \_\_\_\_\_

#### PROHIBITED ACTIVITIES

11. ☒ I am aware that the following activities are prohibited on the **Recharge Zone** and are not proposed for this project:

- (1) waste disposal wells regulated under 30 TAC Chapter 331 of this title (relating to Underground Injection Control);  
(2) new feedlot/concentrated animal feeding operations, as defined in 30 TAC §213.3;  
(3) land disposal of Class I wastes, as defined in 30 TAC §335.1;  
(4) the use of sewage holding tanks as parts of organized collection systems; and  
(5) new municipal solid waste landfill facilities required to meet and comply with Type I standards which are defined in §330.41(b), (c), and (d) of this title (relating to

RD#09-09-014

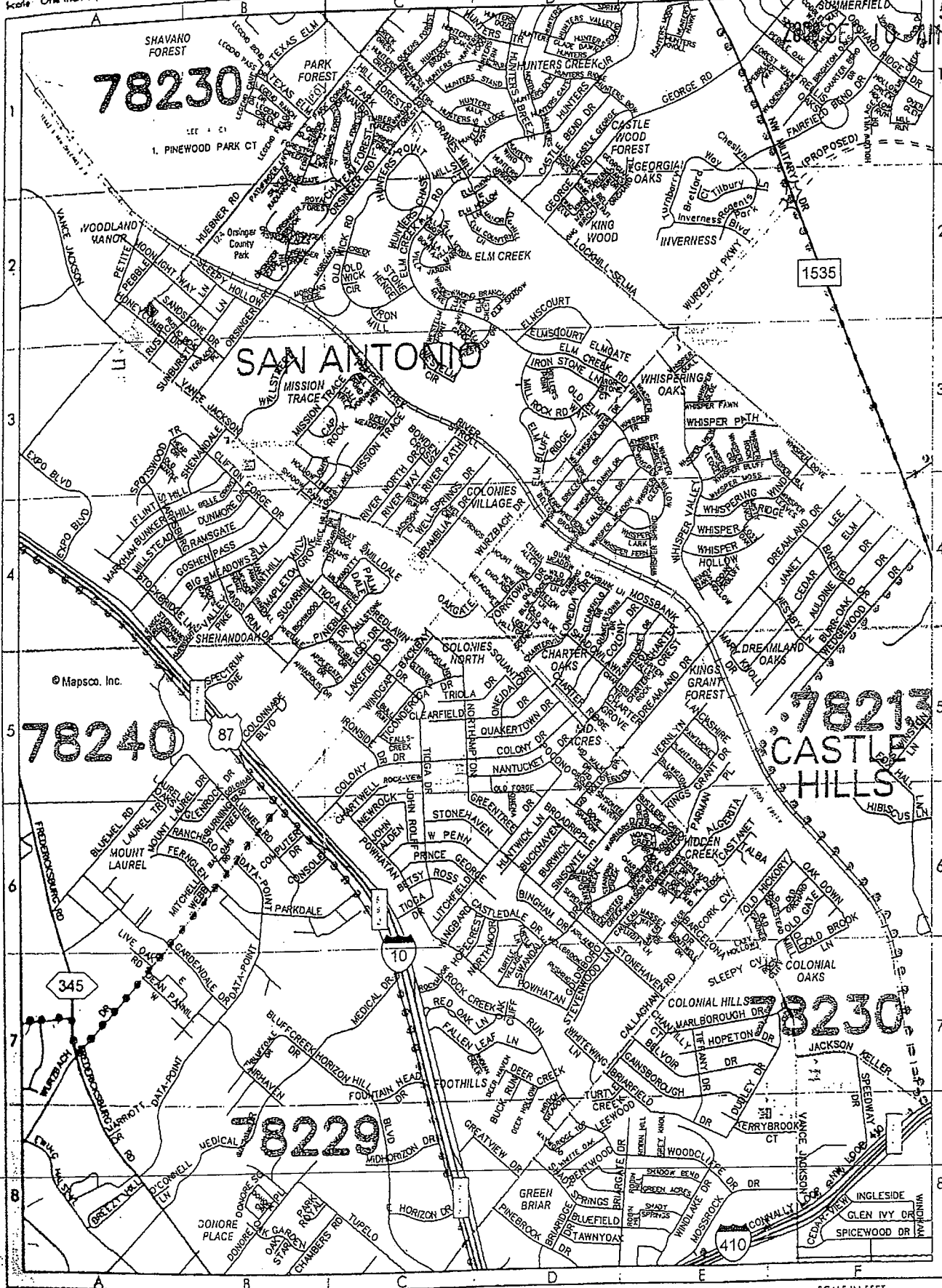
DEVELOPMENT SERVICES

Scale One inch equals 2200 ft.

CONTINUED ON MAP 515

RECEIVED

549  
JAN 26



© Mapsco, Inc.

CONTINUED ON MAP 550

SCALE IN MILES

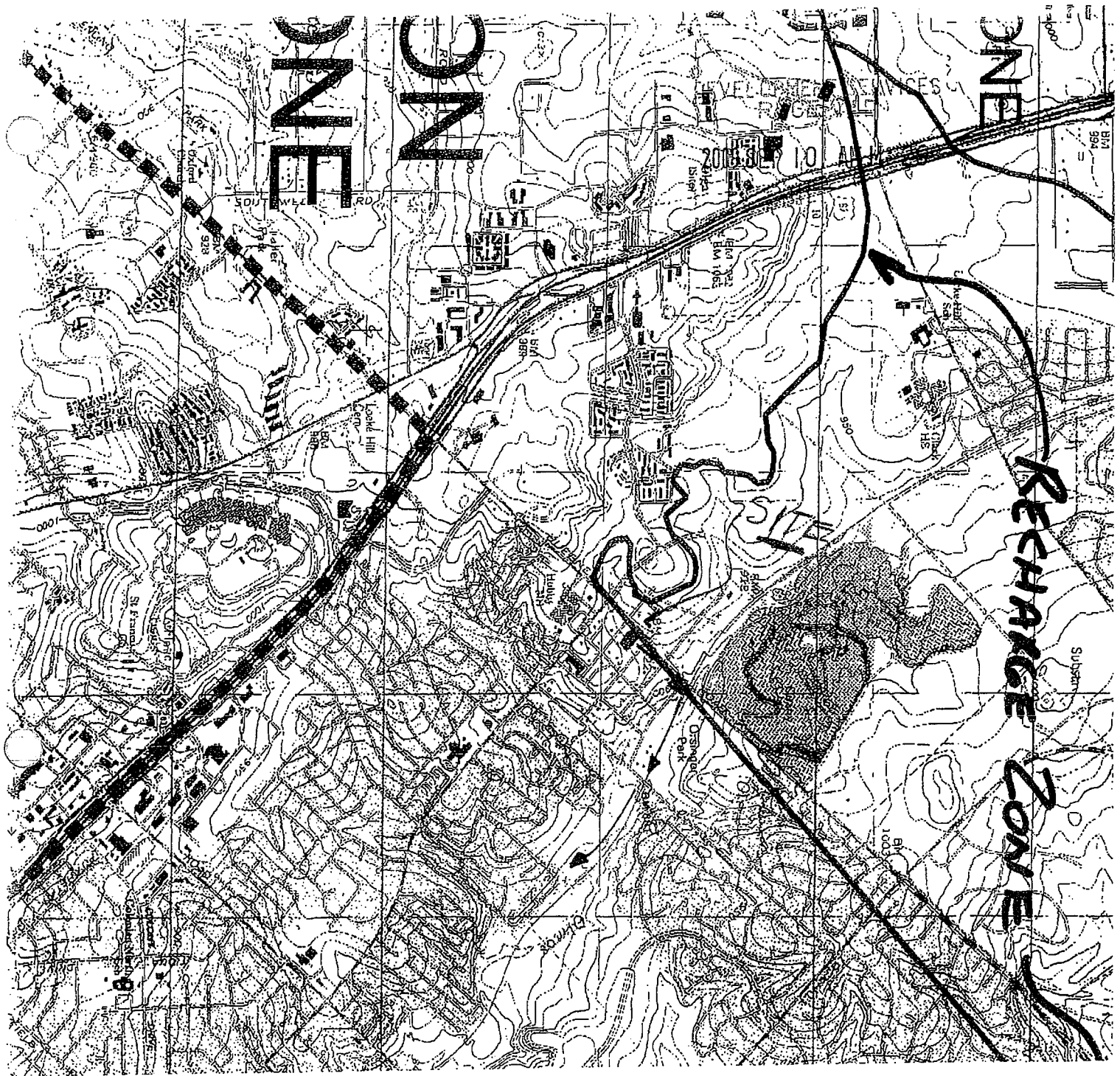
CONTINUED ON MAP 581

SCALE IN FEET

0 1000 2000 3000

121254610

COPYRIGHT 1978, 2000 by MAPSCO, INC. - ALL RIGHTS RESERVED



RD#09-09-014

Types of Municipal Solid Waste Facilities).

2009 SEP 10 AM 11:26

12. ☒ I am aware that the following activities are prohibited on the Transition Zone and are not proposed for this project:
- (1) waste disposal wells regulated under 30 TAC Chapter 331 (relating to Underground Injection Control);
  - (2) land disposal of Class I wastes, as defined in 30 TAC §335.1; and
  - (3) new municipal solid waste landfill facilities required to meet and comply with Type I standards which are defined in §330.41 (b), (c), and (d) of this title.

ADMINISTRATIVE INFORMATION

13. The fee for the plan(s) is based on:

- ☐ For a Water Pollution Abatement Plan and Modifications, the total acreage of the site where regulated activities will occur.
- ☐ For an Organized Sewage Collection System Plans and Modifications, the total linear footage of all collection system lines.
- ☐ For a UST Facility Plan or an AST Facility Plan, the total number of tanks or piping systems.
- ☐ A Contributing Zone Plan.
- ☒ A request for an exception to any substantive portion of the regulations related to the protection of water quality.
- ☐ A request for an extension to a previously approved plan.

14. Application fees are due and payable at the time the application is filed. If the correct fee is not submitted, the TNRCC is not required to consider the application until the correct fee is submitted. Both the fee and the Edwards Aquifer Fee Form have been sent to the Commission's:

- ☐ TNRCC cashier
- ☐ Austin Regional Office (for projects in Hays, Travis, and Williamson Counties)
- ☒ San Antonio Regional Office (for projects in Bexar, Comal, Kinney, Medina, and Uvalde Counties)

15. ☒ Submit one (1) original and three (3) copies of the completed application to the appropriate regional office for distribution by the TNRCC to the local municipality or county, groundwater conservation districts, and the TNRCC's Central Office.

16. ☒ No person shall commence any regulated activity until the Edwards Aquifer Protection Plan(s) for the activity has been filed with and approved by the executive director.
- ☐ No person shall commence any regulated activity until the Contributing Zone Plan for the activity has been filed with the executive director.

RD # 09 - 09 - 014

DEVELOPMENT SERVICES  
RECEIVED

PROJECT DESCRIPTION

2009 SEP 10 AM 11:26

Our client is currently proposing to install a carwash on the site. The car wash will consist of 4 to 5 handwash/sprayer bays and one automatic bay. This site drains across the adjacent tract to the east and then into an underground drainage system that eventually discharges into Olmos Creek. The site would consist of 90 to 95 percent impervious cover.

**RD # 09 - 09 - 014**

**HUEBNER RD. PROJECT**  
**AGENT AUTHORIZATION FORM**  
FOR REQUIRED SIGNATURE  
EDWARDS AQUIFER PROTECTION PROGRAM  
RELATING TO 30 TAC CHAPTER 213  
EFFECTIVE JUNE 1, 1999

DEVELOPMENT SERVICE  
RECEIVED

2009 SEP 10 AM 11:26

I DIRAN YEGPARIAN  
Print Name

PRESIDENT  
Title - Owner/President/Other

of HOMETEX CORPORATION  
Corporation/Partnership/Entity Name

have authorized ROBERT A. COPELAND, JR., P.E.  
Print Name of Agent/Engineer

of MACINA • BOSE • COPELAND AND ASSOCIATES, INC.  
Print Name of Firm

to represent and act on the behalf of the above named Corporation, Partnership, or Entity for the purpose of preparing and submitting this plan application to the Texas Natural Resource Conservation Commission (TNRCC) for the review and approval consideration of regulated activities.

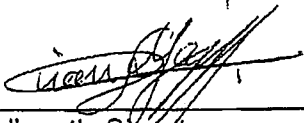
I also understand that:

1. The applicant is responsible for compliance with 30 Texas Administrative Code Chapter 213 and any condition of the TNRCC's approval letter. The TNRCC is authorized to assess administrative penalties of up to \$10,000 per day per violation.
2. A notarized copy of the Agent Authorization Form must be provided for the person preparing the application, and the forms must accompany the completed application.
3. Application fees are due and payable at the time the application is submitted. The application fee must be sent to the TNRCC cashier or to the appropriate regional office. The application will not be considered until the correct fee is received by the commission.

HUEBNER RD. PROJECT

DEVELOPMENT SERVICES  
RECEIVED

4. For applicants who are not the property owner, but who have the right to control and possess and control the property, additional authorization is required from the owner. 2008 SEP 10 AM 11:26

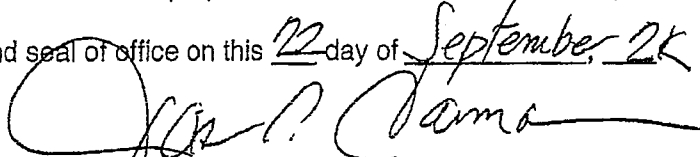
  
Applicant's Signature

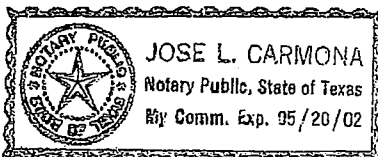
Sep 22-00  
Date

THE STATE OF TEXAS §  
County of BEXAR §

BEFORE ME, the undersigned authority, on this day personally appeared DIRAN YEGHARIAN known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that (s)he executed same for the purpose and consideration therein expressed.

GIVEN under my hand and seal of office on this 22 day of September, 2000





NOTARY PUBLIC

JOSE L. CARMONA  
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 5-20-2002

TEXAS NATURAL RESOURCE CONSERVATION COMMISSION  
EDWARDS AQUIFER PROTECTION PLAN  
APPLICATION FEE FORM

DEVELOPMENT SERVICE  
RECEIVED

2009 SEP 10 AM 11:26

NAME OF PROPOSED PROJECT: HUEBNER RD. PROJECT  
PROJECT LOCATION: 12000 HUEBNER ROAD  
NAME OF APPLICANT: HOMETEX CORPORATION  
APPLICANT'S ADDRESS: 11216 WEST AVENUE, SAN ANTONIO, TEXAS 78213  
CONTACT PERSON: DIRAN YEGPARIAN PHONE: (210) 979-7400  
Please Print

AUSTIN REGIONAL OFFICE (3373)

- ☐ Hays  
☐ Travis  
☐ Williamson

SAN ANTONIO REGIONAL OFFICE (3362)

- ☒ Bexar  
☐ Comal  
☐ Kinney  
☐ Medina  
☐ Uvalde

APPLICATION FEES MUST BE PAID BY CHECK, CERTIFIED CHECK, OR MONEY ORDER, PAYABLE TO THE TEXAS NATURAL RESOURCE CONSERVATION COMMISSION. YOUR CANCELED CHECK WILL SERVE AS YOUR RECEIPT. THIS FORM MUST BE SUBMITTED WITH YOUR FEE PAYMENT. THIS PAYMENT IS BEING SUBMITTED TO (CHECK ONE):

☒ SAN ANTONIO REGIONAL OFFICE

☐ Mailed to TNRCC:  
TNRCC - Cashier  
Revenues Section  
Mail Code 214  
P.O. Box 13088  
Austin, TX 78711-3088

☐ AUSTIN REGIONAL OFFICE

☐ Overnight Delivery to TNRCC:  
TNRCC - Cashier  
12100 Park 35 Circle  
Building A, 3rd Floor  
Austin, TX 78753  
512/239-0347

Type of Plan	Size	Fee Due
Water Pollution Abatement, One Single Family Residential Dwelling	Acres	\$
Water Pollution Abatement, Multiple Single Family Residential and Parks	Acres	\$
Water Pollution Abatement, Non-residential	Acres	\$
Sewage Collection System	L.F.	\$
Lift Stations without sewer lines	Acres	\$
Underground or Aboveground Storage Tank Facility	Tanks	\$
Piping System(s)(only)	Each	\$
Exception	1 Each	\$ 250.00
Extension of Time	Each	\$

Signature

Date

RD # 09 - 09 - 014



Robert J. Huston *Chairman*  
R. B. Ralph Marquez *Commissioner*  
John M. Baker *Commissioner*  
Jeffrey A. Saitas *Executive Director*



No. 3  
DEVELOPMENT SERVICES  
RECEIVED

2009 SEP 10 AM 11:26

## TEXAS NATURAL RESOURCE CONSERVATION COMMISSION

*Protecting Texas by Reducing and Preventing Pollution*

November 28, 2000

Mr. Diran Yegharian  
Hometex Corporation  
11216 West Avenue  
San Antonio, Texas 78213

Re: Edwards Aquifer, Bexar County  
NAME OF PROJECT: Woodland Manor Block 2, Lot 2; Located at 12000 Huebner Road; San Antonio, Texas  
TYPE OF PLAN: Request for Exception; 30 Texas Administrative Code (TAC) Chapter 213 Edwards Aquifer  
Edwards Aquifer Protection Program File No. 1531.02

Dear Mr. Yegharian:

The Texas Natural Resource Conservation Commission (TNRCC) has completed its review of the WPAP request for exception for the referenced project that was submitted by Robert Copeland, Jr., P.E. of Macina, Bose, Copeland & Associates, Inc. on behalf of Hometex Corporation to the San Antonio Regional Office on August 28, 2000. Final review of the exception request was completed after additional material was received on August 31, 2000, September 22, 2000, September 25, 2000, and November 14, 2000. The request for exception proposed in the submittal is in general compliance with 30 TAC § 213.9; therefore, approval of the plan is hereby granted subject to applicable state rules and the conditions in this approval letter. *This approval expires two (2) years from the date of this approval unless, prior to the expiration date, construction has commenced on the project or an extension of time has been requested.*

Under 30 TAC §213.9(a),

Exceptions to any substantive provision of this chapter related to the protection of water quality may be granted by the executive director if the requestor can demonstrate equivalent water quality protection for the Edwards Aquifer. Requests for exceptions will be reviewed by the executive director on a case-by-case basis. Prior approval under this section must be obtained for the exception to be authorized.

### PROJECT DESCRIPTION

The proposed commercial project will have an area of approximately 0.5 acres. It will include the construction of a 4 to 5 bay carwash for hand washing. The impervious cover will be 90 to 95 percent on the site. Project wastewater will be disposed of by conveyance to the existing Dos Rios wastewater treatment plant owned by the San Antonio Water System

REPLY TO: REGION 13 • 14250 JUDSON RD. • SAN ANTONIO, TEXAS 78233-4480 • 210/490-3096 • FAX 210/545-4329

P.O. Box 13087 • Austin, Texas 78711-3087 • 512/239-1000 • Internet address: [www.tnrcc.state.tx.us](http://www.tnrcc.state.tx.us)

printed on recycled paper using soy based ink

RD # 09 - 09 - 014

2009 SEP 10 AM 11:26

### GEOLOGY ON SITE

A geologic assessment was submitted with the exception request. The report indicated that there are five geologic features on the site. The four closed depressions identified are located in the Austin Chalk. The inferred fault that was noted is reported to be the contact between the Edwards Person Formation and the Austin Chalk. The first approximately fifteen feet of the site along Huebner Road is shown to be located on the Person Formation.

### POLLUTION ABATEMENT

No measures are proposed to prevent pollution of stormwater originating on-site or upgradient from the project site and potentially flowing across and off the site after construction.

### EXCEPTION JUSTIFICATION

The justification provided indicates the run-off from the site is conveyed by a street and a closed drainage system, and is then discharged at a location off the recharge zone

### APPROVAL

The plan for this project has been reviewed for compliance with 30 TAC §213. As provided by 30 TAC 213.9, exceptions to 30 TAC 213 may be granted if equivalent protection of the Edwards Aquifer can be demonstrated. As described above, the requested exception meets minimum requirements to provide equivalent protection, therefore, approval of the exception is hereby granted subject to the specific conditions listed below.

Failure to comply with any of the following conditions, the deed recordation requirement, or any other specific conditions of approval is a violation of these rules. Pursuant to §26.136 of the Texas Water Code, any violations of the Edwards Aquifer Rules may result in administrative penalties of up to \$10,000 for each act of violation and for each day of violation.

### CONDITIONS FOR EXCEPTION

1. Temporary erosion and sedimentation controls shall be used during construction, as appropriate.
2. Within 60 days of receiving written approval of an Edwards Aquifer protection plan, the applicant must submit to the San Antonio Regional Office, proof of recordation of notice in the county deed records, with the volume and page number(s) of the county deed records of the county in which the property is located. A description of the property boundaries shall be included in the deed recordation in the county deed records. A suggested form (Deed Recordation Affidavit, INRCC-0625) that you may use to deed record the approved WPAP is enclosed.
3. The applicant must provide written notification of intent to commence construction, replacement, or rehabilitation of the referenced project. Notification must be submitted to the San Antonio

RD # 09 - 09 - 014

Mr. Diran Yegharian  
November 28, 2000  
Page 3

DEVELOPMENT SERVICES  
RECEIVED

2009 SEP 10 AM 11:26

Regional Office no later than 48 hours prior to commencement of the regulated activity. Written notification must include the date on which the regulated activity will commence, the name of the approved plan and file number for the regulated activity, and the name of the prime contractor with the name and telephone number of the contact person. The executive director will use the notification to determine if the approved plan is eligible for an extension.

4. If sediment escapes the construction site, the sediment must be removed at a frequency sufficient to minimize offsite impacts to water quality (e.g., fugitive sediment in street being washed into surface streams or sensitive features by the next rain). Litter, construction debris, and construction chemicals shall be prevented from becoming stormwater discharge pollutants.
5. An Edwards Aquifer protection plan approval or extension will expire and no extension will be granted if more than 50 percent of the total construction has not been completed within ten years from the initial approval of a plan. A new Edwards Aquifer protection plan must be submitted to the San Antonio Regional Office with the appropriate fees for review and approval by the executive director prior to commencing any additional regulated activities.

Should clarification of this letter be desired or if we may be of any other assistance, please contact Lynn M. Bumgardner of our San Antonio office at 210/403-4023. Please reference project number 1531.02.

Sincerely,



Jeffrey A. Saitas, P.E.  
Executive Director  
Texas Natural Resource Conservation Commission

JAS/LMB/eg

Enclosure: Deed Recordation Form

cc: Robert Copeland, Jr. Macina, Bose, Copeland & Associates, Inc.  
Rebecca Cedillo, San Antonio Water System  
Renee Green, Bexar County Public Works  
Greg Ellis, Edwards Aquifer Authority  
TNRCC Field Operations, Austin

RD # 09 - 09 - 014

Robert J. Huston, *Chairman*  
R. B. "Ralph" Marquez, *Commissioner*  
John M. Baker, *Commissioner*  
Jeffrey A. Saitas, *Executive Director*



No. 4  
DEVELOPMENT SERVICES  
RECEIVED

2009 SEP 10 AM 11:26

TEXAS NATURAL RESOURCE CONSERVATION COMMISSION

*Protecting Texas by Reducing and Preventing Pollution*

December 14, 2000

MACINA BOSE COPELAND  
Received

DEC 18 2000

Mr. Diran Yegparian  
Hometex Corporation  
11216 West Avenue  
San Antonio, Texas 78213

Re: Edwards Aquifer, Protection Program File No. 1531.03 Bexar County  
NAME OF PROJECT: Woodland Manor Block 2, Lot 2; Located at 12000 Huebner Road; San Antonio, Texas  
TYPE OF PLAN: Request for Exception; 30 Texas Administrative Code (TAC) Chapter 213 Edwards Aquifer

Dear Mr. Yegparian:

On December 1, 2000, the Texas Natural Resource Conservation Commission (TNRCC) received a request to amend the WPAP exception approval letter dated November 28, 2000, for the referenced project. The correspondence was submitted on behalf of the Hometex Corporation by Robert Copeland, Jr. of Macina, Bose, Copeland & Associates, Inc. and received by the San Antonio office on December 1, 2000.

The request was to delete the wording, "It will include the construction of a 4 to 5 bay carwash for hand washing." from the approval letter dated November 28, 2000. We have amended our files to include this change. Please record this letter in the Bexar County deed records along with the approval letter dated November 28, 2000.

Should clarification of this letter be desired or if we may be of any other assistance, please contact Lynn M. Bumgardner of our San Antonio office at 210/403-4023.

Sincerely,

A handwritten signature in dark ink, appearing to read "Bobby D. Caldwell".

Bobby D. Caldwell  
Water Section Manager  
San Antonio Region

BDC/LMB/eg

Enclosure: Deed Recordation Form

cc Robert Copeland, Jr., Macina, Bose, Copeland & Associates, Inc  
Rebecca Cedillo, San Antonio Water System  
Renee Green, Bexar County Public Works  
Greg Ellis, Edwards Aquifer Authority  
TNRCC Field Operations, Austin

REPLY TO: REGION 13 • 14250 JUDSON RD. • SAN ANTONIO, TEXAS 78233-4480 • 210/490-3096 • FAX 210/545-4329

P.O. Box 13087 • Austin, Texas 78711-3087 • 512/239-1000 • Internet address: [www.tnrcc.state.tx.us](http://www.tnrcc.state.tx.us)

printed on recycled paper using soy-based ink

RD#09-09-014

No. 5



2001-0003793  
DEVELOPMENT SERVICES  
RECEIVED

2009 SEP 10 AM 11:27

**DEED RECORDATION AFFIDAVIT**  
Edwards Aquifer Protection Plan

THE STATE OF TEXAS §

County of Bexar §

BEFORE ME, the undersigned authority, on this day personally appeared Diran Yegparian who, being duly sworn by me, deposes and says:

- (1) That my name is Diran Yegparian and that I own the real property described below.
- (2) That said real property is subject to an EDWARDS AQUIFER PROTECTION PLAN which was required under the 30 Texas Administrative Code (TAC) Chapter 213.
- (3) That the EDWARDS AQUIFER PROTECTION PLAN for said real property was approved by the TEXAS NATURAL RESOURCE CONSERVATION COMMISSION (TNRCC) on November 28, 2000.

A copy of the letter of approval from the TNRCC is attached to this affidavit as Exhibit A and is incorporated herein by reference.

- (4) The said real property is located in Bexar County, Texas, and the legal description of the property is as follows:

Lot 2, Block 2, New City Block 14712, Woodland Manor as recorded in Volume 2805, Page 219, Deed and Plat Records of Bexar County, Texas.

Diran Yegparian  
LANDOWNER-AFFIANT

SWORN AND SUBSCRIBED TO before me, on this 3<sup>rd</sup> day of January, 2001.

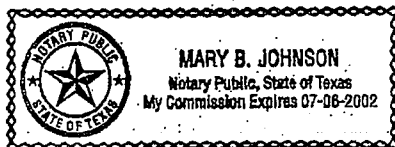
Mary B. Johnson  
NOTARY PUBLIC

THE STATE OF TEXAS §

County of Bexar §

BEFORE ME, the undersigned authority, on this day personally appeared Diran Yegparian known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that (s)he executed same for the purpose and consideration therein expressed.

GIVEN under my hand and seal of office on this 3<sup>rd</sup> day of January, 2001.



Mary B. Johnson  
NOTARY PUBLIC

Mary B. Johnson  
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 7-6-2002

Robert J. Huston, *Chairman*  
R. B. "Ralph" Marquez, *Commissioner*  
John M. Baker, *Commissioner*  
Jeffrey A. Saitas, *Executive Director*



27747

DEVELOPMENT SER  
RECEIVED

2009 SEP 10 AM 11:11

## TEXAS NATURAL RESOURCE CONSERVATION COMMISSION

*Protecting Texas by Reducing and Preventing Pollution*

November 28, 2000

Mr. Diran Yegparian  
Hometex Corporation  
11216 West Avenue  
San Antonio, Texas 78213

Re: Edwards Aquifer, Bexar County  
NAME OF PROJECT: Woodland Manor Block 2, Lot 2; Located at 12000 Huebner Road; San Antonio, Texas  
TYPE OF PLAN: Request for Exception; 30 Texas Administrative Code (TAC) Chapter 213  
Edwards Aquifer  
Edwards Aquifer Protection Program File No. 1531.02

Dear Mr. Yegparian:

The Texas Natural Resource Conservation Commission (TNRCC) has completed its review of the WPAP request for exception for the referenced project that was submitted by Robert Copeland, Jr., P.E. of Macina, Bose, Copeland & Associates, Inc. on behalf of Hometex Corporation to the San Antonio Regional Office on August 28, 2000. Final review of the exception request was completed after additional material was received on August 31, 2000, September 22, 2000, September 25, 2000, and November 14, 2000. The request for exception proposed in the submittal is in general compliance with 30 TAC § 213.9; therefore, approval of the plan is hereby granted subject to applicable state rules and the conditions in this approval letter. *This approval expires two (2) years from the date of this approval unless, prior to the expiration date, construction has commenced on the project or an extension of time has been requested.*

Under 30 TAC §213.9(a),

Exceptions to any substantive provision of this chapter related to the protection of water quality may be granted by the executive director if the requestor can demonstrate equivalent water quality protection for the Edwards Aquifer. Requests for exceptions will be reviewed by the executive director on a case-by-case basis. Prior approval under this section must be obtained for the exception to be authorized.

### PROJECT DESCRIPTION

The proposed commercial project will have an area of approximately 0.5 acres. It will include the construction of a 4 to 5 bay carwash for hand washing. The impervious cover will be 90 to 95 percent on the site. Project wastewater will be disposed of by conveyance to the existing Dos Rios wastewater treatment plant owned by the San Antonio Water System.

**RD # 09 - 09 - 014**

REPLY TO: REGION 13 • 14250 JUDSON RD. • SAN ANTONIO, TEXAS 78233-4480 • 210/490-3096 • FAX 210/545-4329

P.O. Box 13087 • Austin, Texas 78711-3087 • 512/239-1000 • Internet address: [www.tnrcc.state.tx.us](http://www.tnrcc.state.tx.us)

printed on recycled paper using soy-based ink

UDL 09701 PG 01711

2009 SEP 10 AM 11:27

### GEOLOGY ON SITE

A geologic assessment was submitted with the exception request. The report indicated that there are five geologic features on the site. The four closed depressions identified are located in the Austin Chalk. The inferred fault that was noted is reported to be the contact between the Edwards Person Formation and the Austin Chalk. The first approximately fifteen feet of the site along Huebner Road is shown to be located on the Person Formation.

### POLLUTION ABATEMENT

No measures are proposed to prevent pollution of stormwater originating on-site or upgradient from the project site and potentially flowing across and off the site after construction.

### EXCEPTION JUSTIFICATION

The justification provided indicates the run-off from the site is conveyed by a street and a closed drainage system, and is then discharged at a location off the recharge zone.

### APPROVAL

The plan for this project has been reviewed for compliance with 30 TAC §213. As provided by 30 TAC 213.9, exceptions to 30 TAC 213 may be granted if equivalent protection of the Edwards Aquifer can be demonstrated. As described above, the requested exception meets minimum requirements to provide equivalent protection, therefore, approval of the exception is hereby granted subject to the specific conditions listed below.

Failure to comply with any of the following conditions, the deed recordation requirement, or any other specific conditions of approval is a violation of these rules. Pursuant to §26.136 of the Texas Water Code, any violations of the Edwards Aquifer Rules may result in administrative penalties of up to \$10,000 for each act of violation and for each day of violation.

### CONDITIONS FOR EXCEPTION

1. Temporary erosion and sedimentation controls shall be used during construction, as appropriate.
2. Within 60 days of receiving written approval of an Edwards Aquifer protection plan, the applicant must submit to the San Antonio Regional Office, proof of recordation of notice in the county deed records, with the volume and page number(s) of the county deed records of the county in which the property is located. A description of the property boundaries shall be included in the deed recordation in the county deed records. A suggested form (Deed Recordation Affidavit, TNRCC-0625) that you may use to deed record the approved WPAP is enclosed.
3. The applicant must provide written notification of intent to commence construction, replacement, or rehabilitation of the referenced project. Notification must be submitted to the San Antonio

WOL 08701 PG 01712

RD#09-09-014

DEVELOPMENT SERVICES  
RECEIVED

Mr. Diran Yegparian  
November 28, 2000  
Page 3

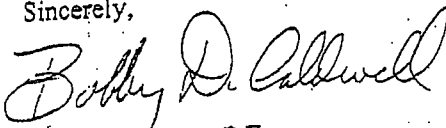
2009 SEP 10 AM 11:27

Regional Office no later than 48 hours prior to commencement of the regulated activity. Written notification must include the date on which the regulated activity will commence, the name of the approved plan and file number for the regulated activity, and the name of the prime contractor with the name and telephone number of the contact person. The executive director will use the notification to determine if the approved plan is eligible for an extension.

4. If sediment escapes the construction site, the sediment must be removed at a frequency sufficient to minimize offsite impacts to water quality (e.g., fugitive sediment in street being washed into surface streams or sensitive features by the next rain). Litter, construction debris, and construction chemicals shall be prevented from becoming stormwater discharge pollutants.
5. An Edwards Aquifer protection plan approval or extension will expire and no extension will be granted if more than 50 percent of the total construction has not been completed within ten years from the initial approval of a plan. A new Edwards Aquifer protection plan must be submitted to the San Antonio Regional Office with the appropriate fees for review and approval by the executive director prior to commencing any additional regulated activities.

Should clarification of this letter be desired or if we may be of any other assistance, please contact Lynn M. Bumgardner of our San Antonio office at 210/403-4023. Please reference project number 1531.02.

Sincerely,



for Jeffrey A. Saitas, P.E.  
Executive Director  
Texas Natural Resource Conservation Commission.

JAS/LMB/eg

Enclosure: Deed Recordation Form

cc: Robert Copeland, Jr. Macina, Bose, Copeland & Associates, Inc.  
Rebecca Cedillo, San Antonio Water System  
Renee Green, Bexar County Public Works  
Greg Ellis, Edwards Aquifer Authority  
TNRCC Field Operations, Austin

WCL 08/01 PG 01/13

RD#09-09-014



Robert J. Huston, *Chairman*  
R. E. "Ralph" Marquez, *Commissioner*  
John M. Baker, *Commissioner*  
Jeffrey A. Saitas, *Executive Director*



Attn: Robert Copeland Jr.  
DEVELOPMENT SERVICES  
RECEIVED

2009 SEP 10 AM 11:27

# TEXAS NATURAL RESOURCE CONSERVATION COMMISSION

*Protecting Texas by Reducing and Preventing Pollution*

December 14, 2000

Mr. Diran Yegparian  
Hometex Corporation  
11216 West Avenue  
San Antonio, Texas 78213

Re: Edwards Aquifer, Protection Program File No. 1531.03 Bexar County  
NAME OF PROJECT: Woodland Manor Block 2, Lot 2; Located at 12000 Huebner Road; San Antonio, Texas  
TYPE OF PLAN: Request for Exception; 30 Texas Administrative Code (TAC) Chapter 213 Edwards Aquifer

Dear Mr. Yegparian:

On December 1, 2000, the Texas Natural Resource Conservation Commission (TNRCC) received a request to amend the WPAP exception approval letter dated November 28, 2000, for the referenced project. The correspondence was submitted on behalf of the Hometex Corporation by Robert Copeland, Jr. of Macina, Bose, Copeland & Associates, Inc. and received by the San Antonio office on December 1, 2000.

The request was to delete the wording, "It will include the construction of a 4 to 5 bay carwash for hand washing." from the approval letter dated November 28, 2000. We have amended our files to include this change. Please record this letter in the Bexar County deed records along with the approval letter dated November 28, 2000.

Should clarification of this letter be desired or if we may be of any other assistance, please contact Lynn M. Bumgardner of our San Antonio office at 210/403-4023.

Sincerely,

Bobby D. Caldwell  
Water Section Manager  
San Antonio Region

BDC/LMB/eg

Enclosure: Deed Recordation Form

cc Robert Copeland, Jr., Macina, Bose, Copeland & Associates, Inc.  
Rebecca Cedillo, San Antonio Water System  
Renee Green, Bexar County Public Works  
Greg Ellis, Edwards Aquifer Authority  
TNRCC Field Operations, Austin

Dear Robert

Please send us a copy of  
the request you sent to  
TNRCC for our records.

Thanks

Chris Long

REPLY TO: REGION 13 • 14250 JUNSON RD. • SAN ANTONIO, TEXAS 78233-4480 • 210/490-3096 • FAX 210/545-4329

P.O. Box 13087 • Austin, Texas 78711-3087 • 512/239-1000 • Internet address: www.tnrcc.state.tx.us

printed on recycled paper using soy based ink

RD#09-09-014

UCL 08701 PG 01714

DEVELOPMENT SERVICES  
RECEIVED

2009 SEP 10 AM 11:27

RECORDER'S MEMORANDUM

AT THE TIME OF RECORDATION, THIS  
INSTRUMENT WAS FOUND TO BE INADEQUATE  
FOR THE BEST PHOTOGRAPHIC REPRODUCTION  
BECAUSE OF ILLEGIBILITY, CARSON OR  
PHOTO COPY, DISCOLORED PAPER, ETC.

Any provision herein which purports to restrict the sale, or use of the described real  
property because of race is invalid and unenforceable under Federal law  
STATE OF TEXAS, COUNTY OF BEXAR  
I hereby certify that this instrument was FILED in File Number Sequence on  
the date and at the time stamped hereon by me and was duly RECORDED  
in the Official Public Record of Real Property of Bexar County, Texas on:

JAN 08 2001



*Gerry Rickhoff*  
COUNTY CLERK BEXAR COUNTY, TEXAS

Filed for Record in:  
BEXAR COUNTY, TX  
GERRY RICKHOFF, COUNTY CLERK

On Jan 08 2001  
At 3:08pm

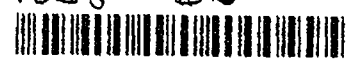
Receipt #: 399182  
Recording: 11.00  
Doc/Mgt: 6.00  
Doc/Num : 2001-0003793  
Deputy -Betty Rodriguez

WOL 09/01 PG 01715

RD # 09 - 09 - 014

No. 6

00015217EJ6 #1300



2001-0005559

DEVELOPMENT SERVICES  
RECEIVED

DEED RECORDATION AFFIDAVIT  
Edwards Aquifer Protection Plan

FA

2009 SEP 10 AM 11:27

THE STATE OF TEXAS §

COUNTY OF BEXAR §

BEFORE ME, the undersigned authority, on this day personally appeared Diran Yegparian, President of Hometex Corporation, a Texas corporation, who, being duly sworn by me, deposes and says:

- (1) That my name is Diran Yegparian, President of Hometex Corporation, a Texas corporation (the "Corporation") and that the Corporation is the owner of real property described below.
- (2) That said real property is subject to an EDWARDS AQUIFER PROTECTION PLAN which was required under the 30 Texas Administrative Code (TAC) Chapter 213.
- (3) That the EDWARDS AQUIFER PROTECTION PLAN for said real property was approved by the TEXAS NATURAL RESOURCE CONSERVATION COMMISSION (TNRCC) on November 28, 2000 and December 14, 2000 as per Exhibit "A" attached.
- (4) The said real property is located in Bexar County, Texas, and the legal description of the property is as follows:

Lot 2, Block 2, New City Block 14712, WOODLAND MANOR UNIT 1, City of San Antonio, Bexar County, Texas, according to map or plat thereof recorded in Volume 2805, Page 219, Deed and Plat Records of Bexar County, Texas, SAVE AND EXCEPT a portion described in Exhibit "B" hereto.

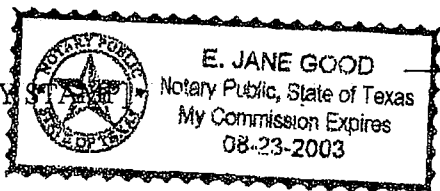
VOL 2805 PG 1064

HOMETEX CORPORATION, a Texas corporation

By: Diran Yegparian, President

SWORN AND SUBSCRIBED TO before me, on this 5 day of January, 2001.

[NOTARY SEAL]



Notary Public, State of Texas

14722/0025  
S0107023.WPD:

122800

RD# 09-09-014

THE STATE OF TEXAS §

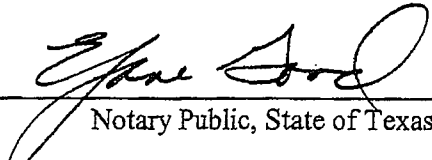
COUNTY OF BEXAR §

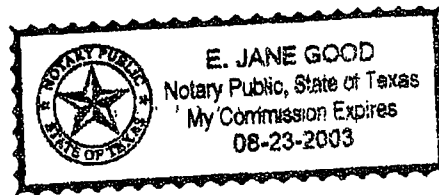
DEVELOPMENT SERVICES  
RECEIVED

2009 SEP 10 AM 11:27

This instrument was acknowledged before me on the 5th day of Jan, 2001, by Diran Yegparian, President of Hometex Corporation, a Texas corporation on behalf of said corporation.

[NOTARY STAMP]

  
\_\_\_\_\_  
Notary Public, State of Texas



Return to:  
Hometex Corporation  
11216 West Avenue  
San Antonio Texas  
78213

VOL 8705 PG 1065

DEVELOPMENT SERVICES  
RECEIVED

2009 SEP 10 AM 11:27

**EXHIBIT "A"**  
(Property Description)

Being a 0.046 acres (2,009 square feet) of land out of Lot 2, Block 2, New City Block 14712, Woodland Manor Unit 1, recorded in Volume 2805, Page 219, Deed and Plat Records of Bexar County, Texas, said Lot 2 being situated within the corporate limits of the City of San Antonio and having been conveyed by deed to Lillian B. Kinsals and recorded in Volume 2781, Page 1289, Real Property Records of Bexar County, Texas, said 0.046 acres of land being more particularly described as follows:

Beginning at an iron pipe found in the Southeast Right-of-Way line of the 60 foot wide Right-of-Way of Huebner Road, said iron pipe being the most Westerly corner of said Lot 2 and of the tract herein described;

THENCE: North  $42^{\circ}18'30''$  East, with the Southeast line of the 60 foot wide Right-of-Way line of Huebner Road, a distance of 94.99 feet to an iron pin set for angle;

THENCE: North  $45^{\circ}09'00''$  East, continuing with the Southeast line of said Huebner Road, a distance of 25.01 feet to an iron pin set at the most Northerly corner of said Lot 2 for corner;

THENCE: South  $40^{\circ}33'30''$  East, with the Northeast line of said Lot 2, a distance of 16.00 feet to an iron pin set on the proposed Southeast line of Huebner Road to the Southeast corner and point of curvature of a curve to the left of the tract herein described;

THENCE: in a Southeasterly direction, following the proposed southeast line of Huebner Road and the arc of said curve to the left having a radius of 1,058.89 feet, a central angle of  $03^{\circ}25'32''$ , a chord bearing South  $45^{\circ}52'31''$  West 63.30 feet, and an arc distance of 63.31 feet to an iron pin set at the point of tangency;

THENCE: South  $41^{\circ}09'45''$  West, with the proposed Southeast line of said Huebner Road, a distance of 56.66 feet to an iron pin set in the Southwest line of Lot 2 for the most Southerly corner of the tract herein described;

THENCE: North  $48^{\circ}33'30''$  West, with the Southeast line of said Lot 2, a distance of 17.75 feet to the POINT-OF-BEGINNING, CONTAINING 0.046 Acres (2,009 Square Feet), more or less.

14722/0025  
S0106932.WPD:

DEVELOPMENT SERVICES  
RECEIVED

2009 SEP 10 AM 11:27

VOL 8705 PG 1067

Any provision herein which restricts the sale, or use of the described real property because of race is invalid and unenforceable under Federal law STATE OF TEXAS, COUNTY OF BEXAR  
I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Real Property of Bexar County, Texas on:

JAN 12 2001



*Berry Rickhoff*  
COUNTY CLERK BEXAR COUNTY, TEXAS

Filed for Record in:  
BEXAR COUNTY, TX  
BERRY RICKHOFF, COUNTY CLERK

On Jan 11 2001  
At 11:28am

Receipt #: 400141  
Recording: 7.00  
Doc/Mgt: 5.00  
Doc/Num: 2001- 0005559  
Deputy - RUBIANA EVANS

RD# 09 - 09 - 014

0001527EJ6

No. 7

\$13.00

DEVELOPMENT SERVICES  
RECEIVED

## GENERAL WARRANTY DEED



2001-0005558

2009 SEP 10 AM 11:28

Grantor: LILLIAN B. KINSALA, a widow

Grantor's Mailing Address (including county): 1612 Jason Street, Sulphur Springs, Hopkins  
County, Texas 75482

Grantee: HOMETEX CORPORATION, a Texas corporation

Grantee's Mailing Address (including county): 11216 West Avenuc, San Antonio, Bexar  
County, Texas 78213Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable  
consideration, the receipt of which is hereby acknowledged by Grantor.

## Property (including any improvements):

Lot 2, Block 2, New City Block 14712, WOODLAND MANOR UNIT 1, City of  
San Antonio, Bexar County, Texas, according to map or plat thereof recorded in  
Volume 2805, Page 219, Deed and Plat Records of Bexar County, Texas, SAVE  
AND EXCEPT a portion described in Exhibit "A" hereto.

## Reservations from and Exceptions to Conveyance and Warranty:

1. Restrictive covenants running with the land recorded in Volume 2805, Page 219,  
Deed and Plat Records of Bexar County, Texas.
2. The following matters shown on plat recorded in Volume 2805, Page 219, Deed and  
Plat Records of Bexar County, Texas:
  - (a) A 25 foot building setback line along the front property line; and
  - (b) A utility easement 15 feet from the rear of the property line.
3. A mineral and/or royalty interest recorded in Volume 4575, Page 433, Deed Records  
of Bexar County, Texas.
4. Taxes for 2000, which Grantee assumes and agrees to pay.

Grantor, for the Consideration and subject to the Reservations from and Exceptions to  
Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and  
singular the rights and appurtenances thereto in any way belonging, to have and hold it to Grantee  
and Grantee's successors or assigns forever. Except as to the Reservations and Exceptions to

14722/0025  
S0106932.WPD:

1

122700

VOL 8705 PG 1061

RD#09-09-014

Conveyance and Warranty, Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

DEVELOPMENT SERVICES  
RECEIVED

2009 SEP 10 AM 11:28

When the context requires, singular nouns and pronouns include the plural.

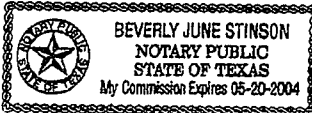
EXECUTED this 3rd day of January, 2001.

Lillian Kinsala  
LILLIAN KINSALA, a widow

STATE OF TEXAS §

COUNTY OF Hopkins §

This instrument was acknowledged before me on the 5<sup>th</sup> day of January 2001, by Lillian Kinsala, a widow.



[NOTARY STAMP]

Beverly June Stinson  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Homtex Corporation  
11216 West Avenue  
San Antonio, Texas 78213  
Attn: Diran Yegharian

PREPARED IN THE LAW OFFICE OF:

Matthews and Branscomb, P. C.  
112 E. Pecan, Suite 1100  
San Antonio, Texas 78205-1516  
Attn: Richard W. Duncan

14722/0025  
S0106932.WFD:

2

122700

VOL 8705 PG 1062

RD#09-09-014



DEVELOPMENT SERVICES  
RECEIVED

2009 SEP 10 AM 11:28

EXHIBIT "A"  
(Property Description)

Being a 0.046 acres (2,009 square feet) of land out of Lot 2, Block 2, New City Block 14712, Woodland Manor Unit 1, recorded in Volume 2805, Page 219, Deed and Plat Records of Bexar County, Texas, said Lot 2 being situated within the corporate limits of the City of San Antonio and having been conveyed by deed to Lillian B. Kinsals and recorded in Volume 2781, Page 1289, Real Property Records of Bexar County, Texas, said 0.046 acres of land being more particularly described as follows:

Beginning at an iron pipe found in the Southeast Right-of-Way line of the 60 foot wide Right-of-Way of Huebner Road, said iron pipe being the most Westerly corner of said Lot 2 and of the tract herein described;

THENCE: North 42°18'30" East, with the Southeast line of the 60 foot wide Right-of-Way line of Huebner Road, a distance of 94.99 feet to an iron pin set for angle;

THENCE: North 45°09'00 East, continuing with the Southeast line of said Huebner Road, a distance of 25.01 feet to an iron pin set at the most Northerly corner of said Lot 2 for corner;

THENCE: South 40°33'30" East, with the Northeast line of said Lot 2, a distance of 16.00 feet to an iron pin set on the proposed Southeast line of Huebner Road to the Southeast corner and point of curvature of a curve to the left of the tract herein described;

THENCE: in a Southeasterly direction, following the proposed southeast line of Huebner Road and the arc of said curve to the left having a radius of 1,058.89 feet, a central angle of 03°25'32", a chord bearing South 45°52'31" West 63.30 feet, and an arc distance of 63.31 feet to an iron pin set at the point of tangency;

THENCE: South 41°09'45" West, with the proposed Southeast line of said Huebner Road, a distance of 56.66 feet to an iron pin set in the Southwest line of Lot 2 for the most Southerly corner of the tract herein described;

THENCE: North 48°33'30" West, with the Southeast line of said Lot 2, a distance of 17.75 feet to the POINT-OF-BEGINNING, CONTAINING 0.046 Acres (2,009 Square Feet), more or less.

*R*

14722/0025  
S0106932.WPD:

3

122700

VOL 2805 PG 1063

Any provision herein which restricts the sale, or use of the described real property because of its inalienability and unmarketability under Federal law is hereby certified that this instrument was FILED in File Number Sequence of the date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Real Property of Bexar County, Texas on:



JAN 12 2001

*Berry Rickhoff*  
COUNTY CLERK BEXAR COUNTY, TEXAS

Filed for Record in:  
BEXAR COUNTY, TX  
BERRY RICKHOFF, COUNTY CLERK

On Jan 11 2001  
At 11:28am

Receipt #: 400141  
Recording: 7.00  
Doc/Mgmt: 5.00  
Doc/Num: 2001-0005558  
Deputy: RUBIANA EVANS

RD # 09 - 09 - 014

No. 8

SENT BY: MGI ; 2-11- 3 ; 11:45AM ; Mondy Global Inc. →

5459302;# 2/ 3

Kathleen Hartnett White, Commissioner

Jeffrey A. Saltas, Executive Director

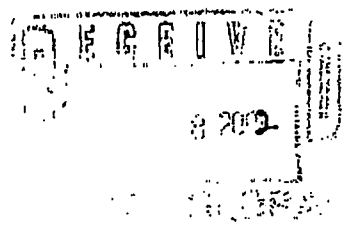
DEVELOPMENT SERVICES  
RECEIVED

## TEXAS NATURAL RESOURCE CONSERVATION COMMISSION

*Protecting Texas by Reducing and Preventing Pollution*

2009 SEP 10 AM 11:28

March 25, 2002



Mr. Diran Yegharian  
Homctex Corporation  
11216 West Avenue  
San Antonio, TX 78213

Re: EDWARDS AQUIFER, Bexar County  
PROJECT: Woodland Manor Block 2, Lot 2, Project number 1531.03, Located at 12000 Huebner Road, San Antonio, Texas  
TYPE: Request for Extension for Exception to a Water Pollution Abatement Plan; 30 Texas Administrative Code (TAC) §213.4(h) & 213.13; Edwards Aquifer Protection Program

Dear Mr. Yegharian:

On November 28, 2000, the Texas Natural Resource Conservation Commission (TNRCC) approved the above referenced project pursuant to 30 TAC §213.4(h). The two (2) year term of approval expires on November 28, 2002. The most recent six (6) month extension request for the referenced project was received on February 11, 2002. It was submitted on behalf of Homctex Corporation by Robert Copeland, Jr., P.E. of Macina, Bose, Copeland & Associates, Inc. Requests for extensions are summarized in the table below.

Date of Original Approval:		November 28, 2000
Date of Expiration:		November 28, 2002
Date Extension Request Received	Approval Date of Extension Request	Date of Expiration
February 11, 2002	March 25, 2002	May 28, 2003

The request and fee were received prior to the expiration date, therefore it has been reviewed for compliance with 30 TAC 213.4(h) and 30 TAC 213.13. An extension may not be granted if the proposed regulated activity or approved plan for the regulated activity(s) have changed. As understood, there will be no changes or modifications to the originally approved plan. Therefore your

REPLY TO: REGION 13 • 14250 JUDSON RD. • SAN ANTONIO, TEXAS 78213-4480 • 210/490-3096 • FAX 210/545-4329

P.O. Box 13087 • Austin, Texas 78711-3087 • 512/239-1000 • Internet address: [www.tnrcc.state.tx.us](http://www.tnrcc.state.tx.us)

RD # 09 - 09 - 014

DEVELOPMENT SERVICES  
RECEIVED

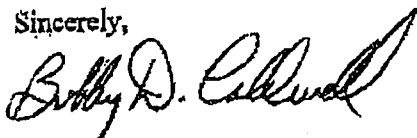
2009 SEP 10 AM 11:28

Mr. Diran Yegharian  
March 25, 2002  
Page 2

request is hereby granted and expires on May 28, 2003. Should construction not commence before the end of the six (6) month period, another request for extension would be required to keep the plan validated. Please submit your request for extension up to 60 days prior to the application's expiration date with appropriate fees.

Should clarification of this letter be desired or if we may be of any other assistance, please contact Lynn M. Bumgardner of our San Antonio office at 210/403-4023. Please reference project number 1531.03.

Sincerely,



Bobby D. Caldwell  
Water Section Manager  
San Antonio Regional Office

BDC/LMB/eg

cc: Robert Copeland, Jr., P.E., Macina, Bose, Copeland & Associates, Inc.  
Scott Halty, San Antonio Water System  
Renee Green, P.E., Bexar County Public Works  
Greg Ellis, Edwards Aquifer Authority  
TNRCC Field Operations

RD # 09 - 09 - 014

No. 9

Robert J. Huston, *Chairman*  
R. B. "Ralph" Marquez, *Commissioner*  
Kathleen Hartnett White, *Commissioner*  
Margaret Hoffman, *Executive Director*



MACINA BOSE COPPELAND  
Receivable

JUL 21 2003

## TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

*Protecting Texas by Reducing and Preventing Pollution*

July 17, 2003

DEVELOPMENT SERVICES  
RECEIVED  
2009 SEP 10 AM 11:29

Mr. Diran Yegparian  
Hometex Corporation  
12118 Valiant, Suite 100  
San Antonio, TX 78216

Re: EDWARDS AQUIFER, Bexar County  
PROJECT: Woodland Manor Block 2, Lot 2, Project number 1531.04, Located at 12000 Huebner Road, San Antonio, Texas  
TYPE: Request for Extension for Exception to a Water Pollution Abatement Plan; 30 Texas Administrative Code (TAC) §213.4(h) & 213.13; Edwards Aquifer Protection Program

Dear Mr. Yegparian:

On November 28, 2000, the Texas Commission on Environmental Quality (TCEQ) approved the above referenced project pursuant to 30 TAC §213.4(h). The two (2) year term of approval expired on November 28, 2002. The most recent six (6) month extension request for the referenced project was received on March 6, 2003. Additional information was received on July 15, 2003. It was submitted on behalf of Hometex Corporation by Robert Copeland, Jr., P.E. of Macina, Bose, Copeland & Associates, Inc. Requests for extensions are summarized in the table below.

Date of Original Approval:	November 28, 2000
Date of Expiration:	November 28, 2002
Date Extension Request Received	Date of Expiration
February 11, 2002	May 28, 2003
March 6, 2003	November 28, 2003

The request and fee were received prior to the expiration date, therefore it has been reviewed for compliance with 30 TAC 213.4(h) and 30 IAC 213.13. An extension may not be granted if the proposed regulated activity or approved plan for the regulated activity(s) have changed. As

REPLY TO: REGION 13 • 14250 JUDSON RD. • SAN ANTONIO, TEXAS 78233-4480 • 210/490-3096 • FAX 210/545-4329

P.O. Box 13087 • Austin, Texas 78711-3087 • 512/239-1000 • Internet address: [www.tceq.state.tx.us](http://www.tceq.state.tx.us)

RD # 09 - 09 - 014

DEVELOPMENT SERVICES  
RECEIVED

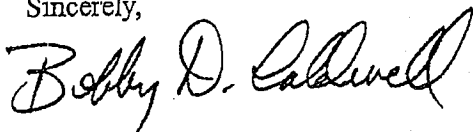
2009 SEP 10 AM 11:29

Mr. Diran Yegharian  
July 17, 2003  
Page 2

understood, there will be no changes or modifications to the originally approved plan. Therefore your request is hereby granted and expires on November 28, 2003. Should construction not commence before the end of the six (6) month period, another request for extension would be required to keep the plan validated. Please submit your request for extension up to 60 days prior to the application's expiration date with appropriate fees.

Should clarification of this letter be desired or if we may be of any other assistance, please contact Lynn M. Bumguardner of our San Antonio office at 210/403-4023. Please reference project number 1531.04.

Sincerely,



Bobby D. Caldwell  
Water Section Manager  
San Antonio Regional Office

BDC/LMB/eg

cc: Robert Copeland, Jr., P.E., Macina, Bose, Copeland & Associates, Inc.  
Scott Halty, San Antonio Water System  
Renee Green, P.E., Bexar County Public Works  
Greg Ellis, Edwards Aquifer Authority  
TCEQ Central Records MC 212

RD # 09 - 09 - 014

DEVELOPMENT SERVICES  
RECEIVED

2009 SEP 10 AM 11:29

Kathleen Hartnett White, *Chairman*  
R. B. "Ralph" Marquez, *Commissioner*  
Larry R. Soward, *Commissioner*  
Margaret Hoffman, *Executive Director*



## TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

*Protecting Texas by Reducing and Preventing Pollution*

February 3, 2004

Mr. Diran Yegparian  
Hometex Corporation  
12118 Valiant, Suite 100  
San Antonio, Texas 78216

Re: Edwards Aquifer, Bexar County

NAME OF PROJECT: Woodland Manor Block 2, Lot 2; Located at 12000 Huebner Road;  
San Antonio, Texas

TYPE OF PLAN: Request for Extension of Time to Commence Regulated Activities  
Authorized by a Water Pollution Abatement Plan; 30 Texas Administrative Code (TAC)  
Chapter 213 Edwards Aquifer, Edwards Aquifer Protection Program File No. 1531.05

Dear Mr. Yegparian:

On November 13, 2003, the Texas Commission on Environmental Quality (TCEQ) received your request for an extension of time to commence regulated activities related to the above referenced Water Pollution Abatement Plan approval. The request has been reviewed for compliance with 30 TAC §213.4(h) and §213.13 which set forth the procedures for requesting an extension of time to commence regulated activities authorized by the approval and was found to be in general agreement with these procedures. Therefore, the request for an extension to the term of approval for the referenced project is granted. A summary of the dates of approval and expiration is:

Date of Original Approval:	November 28, 2000
Date of Expiration:	November 28, 2002
Date Extension Request Received	Date of Extension Expiration
February 11, 2002	May 28, 2003
March 6, 2003	November 28, 2003
November 13, 2003	May 28, 2004

The request and fee were received in compliance with 30 TAC §213.4(h) and §213.13. As indicated in the rules, an extension may not be granted if the proposed regulated activity or approved plan for the regulated activity(ies) have changed. As understood, there will be no changes or modifications

RD # 09 - 09 - 014

REPLY TO: REGION 13 • 14250 JUDSON RD. • SAN ANTONIO, TEXAS 78233-4480 • 210/490-3096 • FAX 210/545-4329

P.O. Box 13087 • Austin, Texas 78711-3087 • 512/239-1000 • Internet address: [www.tceq.state.tx.us](http://www.tceq.state.tx.us)

DEVELOPMENT SERVICES  
RECEIVED

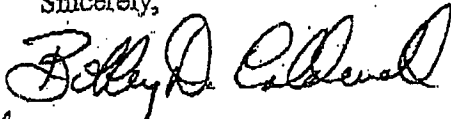
2009 SEP 10 AM 11:29

Mr. Diran Yegparian  
February 3, 2004  
Page 2

to the originally approved plan. This request for extension expires on May 28, 2004. Should construction not commence before the end of the six (6) month period, another request for extension would be required to keep the Edwards Aquifer Protection Plan validated.

If you have any questions or require additional information, please contact John Mauser of the Edwards Aquifer Protection Program with the San Antonio Regional Office at 210/403-4024.

Sincerely,



*fa* Margaret Hoffman  
Executive Director  
Texas Commission on Environmental Quality

MH/JKM/eg

Enclosure: Summary of Approval and Expiration Dates

fc: Mr. Robert Copeland, Jr., P.E., Macina, Bose, Copeland & Associates, Inc.  
cc: Mr. Scott Halty, San Antonio Water System  
Ms. Renee Green, Bexar County Public Works  
Mr. Greg Ellis, Edwards Aquifer Authority  
TCEQ Central Records, MC 212

RD#09-09-014

No. 11

Kathleen Hartnett White, *Chairman*  
 R. B. "Ralph" Marquez, *Commissioner*  
 Larry R. Soward, *Commissioner*  
 Glenn Shankle, *Executive Director*



DEVELOPMENT SERVICES  
 RECEIVED

2009 SEP 10 AM 11:29

## TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

*Protecting Texas by Reducing and Preventing Pollution*

December 7, 2004

RECEIVED  
 DEC - 8 2004

Mr. Diran Yegharian  
 Hometex Corporation  
 12118 Valliant Drive Suite 100  
 San Antonio, Texas, 78216

Re: Edwards Aquifer, Bexar County  
 NAME OF PROJECT: Woodland Manor Block 2, Lot 2; Located at 12000 Huebner Road; San Antonio, Texas  
 TYPE OF PLAN: Request for Extension of Time to Commence Regulated Activities Authorized by a Water Pollution Abatement Plan (WPAP); 30 Texas Administrative Code (TAC) Chapter 213 Edwards Aquifer  
 Edwards Aquifer Protection Program File No. 1531.03  
 Regulated Entity No. RN103144556

Dear Mr. Yegharian:

On November 19, 2004, the Texas Commission on Environmental Quality (TCEQ) received your request for an extension of time to commence regulated activities related to the above referenced WPAP approval. The request has been reviewed for compliance with 30 TAC §213.4(h) and §213.13 which set forth the procedures for requesting an extension of time to commence regulated activities authorized by the approval and was found to be in general agreement with these procedures. Therefore, the request for an extension to the term of approval for the referenced project is granted. A summary of the dates of approval and expiration are as followed.

Date of Original Approval:	November 28, 2000
Date of Expiration:	November 28, 2002
Date Extension Request Received	Date of Extension Expiration
February 11, 2002	May 28, 2003
March 6, 2003	November 28, 2003
November 13, 2003	May 28, 2004
May 19, 2004	November 28, 2004
November 18, 2004	May 28, 2005

The request and fee were received in compliance with 30 TAC §213.4(h) and §213.13. As indicated in the rules, an extension may not be granted if the proposed regulated activity or approved plan for the regulated activity(ies) have changed. As understood, there will be no changes or modifications to the originally

RD # 09 - 09 - 014

REPLY TO: REGION 13 • 14250 JUDSON RD. • SAN ANTONIO, TEXAS 78233-4480 • 210/490-3096 • FAX 210/545-4329

P.O. Box 13087 • Austin Texas 78711-3087 • 512/239-1000 • Internet address: www.tceq.state.tx.us

printed on recycled paper using soy based ink



No. 12

~~Kathleen~~ Martnett White, *Chairman*  
 R. B. "Ralph" Marquez, *Commissioner*  
 Larry R. Soward, *Commissioner*  
 Glenri Shankle, *Executive Director*



DEVELOPMENT SERVICES  
 RECEIVED

2009 SEP 10 AM 11:29

## TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

*Protecting Texas by Reducing and Preventing Pollution*

May 20, 2005

RECEIVED  
 MAY 23 2005

Mr. Diran Yegparian  
 Hometex Corporation  
 12118 Valiant Drive Suite 100  
 San Antonio, Texas 78216

Re: Edwards Aquifer, Bexar County  
 NAME OF PROJECT: Woodland Manor Block 2, Lot 2 (A.K.A. Huebner Road Project); Located at 12000 Huebner Road; San Antonio, Texas  
 TYPE OF PLAN: Request for Extension of Time to Commence Regulated Activities Authorized by a Water Pollution Abatement Plan (WPAP); 30 Texas Administrative Code (TAC) Chapter 213 Edwards Aquifer  
 Edwards Aquifer Protection Program File No. 1531.08; Regulated Entity No. RN103144556; Investigation No. 392842

Dear Mr. Yegparian:

On May 17, 2005, the Texas Commission on Environmental Quality (TCEQ) received your request for an extension of time to commence regulated activities related to the above referenced WPAP approval. The request has been reviewed for compliance with 30 TAC §213.4(h) and §213.13 which set forth the procedures for requesting an extension of time to commence regulated activities authorized by the approval and was found to be in general agreement with these procedures. Therefore, the request for an extension to the term of approval for the referenced project is granted. A summary of the dates of approval and expiration are as followed.

Date of Original Approval:	November 28, 2000
Date of Expiration:	November 28, 2002
<u>Date Extension Request Received</u>	<u>Date of Extension Expiration</u>
February 11, 2002	May 28, 2003
March 6, 2003	November 28, 2003
November 13, 2003	May 28, 2004
May 19, 2004	November 28, 2004
November 18, 2004	May 28, 2005
May 17, 2005	November 28, 2005

**RD # 09 - 09 - 014**

REPLY TO: REGION 13 • 14250 JUDSON RD. • SAN ANTONIO, TEXAS 78233-4480 • 210/490-3096 • FAX 210/545-4329

P.O. Box 13087 • Austin, Texas 78711-3087 • 512/239-1000 • Internet address: [www.tceq.state.tx.us](http://www.tceq.state.tx.us)

No. 13

Kathleen Harlnett White, *Chairman*  
 R. B. "Ralph" Marquez, *Commissioner*  
 Larry R. Soward, *Commissioner*  
 Glenn Shankle, *Executive Director*



DEVELOPMENT SERVICES  
 RECEIVED

2009 SEP 10 AM 11:30

# TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

*Protecting Texas by Reducing and Preventing Pollution*

February 17, 2006

RD # 09 - 09 - 014

Mr. Diran Yegparian  
 Hometex Corporation  
 12118 Valiant Drive Suite 100  
 San Antonio, Texas, 78216

RECEIVED  
 FEB 20 2006

Re: Edwards Aquifer, Bexar County  
 NAME OF PROJECT: Woodland Manor Block 2, Lot 2 (A.K.A. Huebner Road Project);  
 Located at 12000 Huebner Road; San Antonio, Texas  
 TYPE OF PLAN: Request for Extension of Time to Commence Regulated Activities  
 Authorized by a Water Pollution Abatement Plan (WPAP); 30 Texas Administrative Code  
 (TAC) Chapter 213 Edwards Aquifer  
 Edwards Aquifer Protection Program File No. 1531.09; Regulated Entity No. RN103144556;  
 Investigation No. 456178

Dear Mr. Yegparian:

On November 22, 2005, the Texas Commission on Environmental Quality (TCEQ) received your request for an extension of time to commence regulated activities related to the above referenced WPAP approval. The request has been reviewed for compliance with 30 TAC §213.4(h) and §213.13 which set forth the procedures for requesting an extension of time to commence regulated activities authorized by the approval and was found to be in general agreement with these procedures. Therefore, the request for an extension to the term of approval for the referenced project is granted. A summary of the dates of approval and expiration are as followed.

Date of Original Approval:	November 28, 2000
Date of Expiration:	November 28, 2002
<u>Date Extension Request Received</u>	<u>Date of Extension Expiration</u>
February 11, 2002	May 28, 2003
March 6, 2003	November 28, 2003
November 13, 2003	May 28, 2004
May 19, 2004	November 28, 2004

DEVELOPMENT SERVICES  
RECEIVED

2009 SEP 10 AM 11:30

Mr. Diran Yegharian

Page 2

February 17, 2006

November 18, 2004	May 28, 2005
May 17, 2005	November 28, 2005
November 22, 2005	May 28, 2006

The request and fee were received in compliance with 30 TAC §213.4(h) and §213.13. As indicated in the rules, an extension may not be granted if the proposed regulated activity or approved plan for the regulated activity(ies) have changed. As understood, there will be no changes or modifications to the originally approved plan. This request for extension expires on May 28, 2006. Should construction not commence before the end of the six (6) month period, another request for extension would be required to keep the Edwards Aquifer Protection Plan validated.

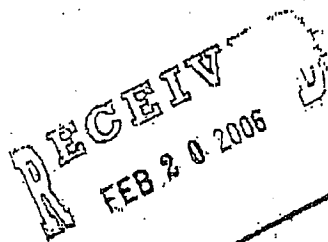
If you have any questions or require additional information, please contact Agnieszka Hobson of the Edwards Aquifer Protection Program with the San Antonio Regional Office at 210.403.4075.

Sincerely,



for Glenn Shankle  
Executive Director  
Texas Commission on Environmental Quality

GS/AMH/eg



cc: Mr. Robert A. Copeland, Jr., P.E., Macina, Bose, Copeland & Associates, Inc.  
Mr. Scott Halty, San Antonio Water System  
Ms. Renee Green, Bexar County Public Works  
Mr. Robert J. Potts, Edwards Aquifer Authority  
TCEQ Central Records, MC 212

RD # 09 - 09 - 014

No. 14

Kathleen Hartnett White, *Chairman*  
 R. B. "Ralph" Marquez, *Commissioner*  
 Larry R. Soward, *Commissioner*  
 Glenn Shankle, *Executive Director*



DEVELOPMENT SERVICES  
 RECEIVED

2009 SEP 10 AM 11:30

# TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

*Protecting Texas by Reducing and Preventing Pollution*

June 19, 2006

Mr. Diran Yegparian  
 Hometex Corporation  
 12118 Valiant Drive Suite 100  
 San Antonio, Texas, 78216

Re: Edwards Aquifer, Bexar County  
 NAME OF PROJECT: Woodland Manor Block 2, Lot 2 (A.K.A. Huebner Road Project);  
 Located at 12000 Huebner Road; San Antonio, Texas  
 TYPE OF PLAN: Request for Extension of Time to Commence Regulated Activities  
 Authorized by a Water Pollution Abatement Plan (WPAP); 30 Texas Administrative Code  
 (TAC) Chapter 213 Edwards Aquifer  
 Edwards Aquifer Protection Program File No. 1531.10; Regulated Entity No. RN103144556;  
 Investigation No. 481051

Dear Mr. Yegparian:

On May 24, 2006, the Texas Commission on Environmental Quality (TCEQ) received your request for an extension of time to commence regulated activities related to the above referenced WPAP approval. The request has been reviewed for compliance with 30 TAC §213.4(h) and §213.13 which set forth the procedures for requesting an extension of time to commence regulated activities authorized by the approval and was found to be in general agreement with these procedures. Therefore, the request for an extension to the term of approval for the referenced project is granted. A summary of the dates of approval and expiration are as followed.

Date of Original Approval:	November 28, 2000
Date of Expiration:	November 28, 2002
<u>Date Extension Request Received</u>	<u>Date of Extension Expiration</u>
February 11, 2002	May 28, 2003
March 6, 2003	November 28, 2003
November 13, 2003	May 28, 2004
May 19, 2004	November 28, 2004

REPLY TO: REGION 13 • 14250 JUDSON RD. • SAN ANTONIO, TEXAS 78233-4480 • 210/490-3096 • FAX 210/545-4329

P O Box 13087 • Austin, Texas 78711-3087 • 512/239-1000 • Internet address: [www.tceq.state.tx.us](http://www.tceq.state.tx.us)

printed on recycled paper with soy-based ink

RD # 09 - 09 - 014

DEVELOPMENT SERVICES  
RECEIVED

2009 SEP 10 AM 11:30

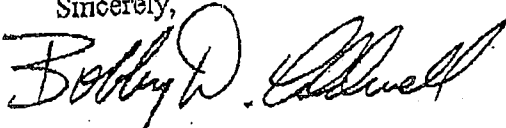
Mr. Diran Yegharian  
Page 2  
June 19, 2006

November 18, 2004	May 28, 2005
May 17, 2005	November 28, 2005
November 22, 2005	May 28, 2006
May 24, 2006	November 28, 2006

The request and fee were received in compliance with 30 TAC §213.4(h) and §213.13. As indicated in the rules, an extension may not be granted if the proposed regulated activity or approved plan for the regulated activity(ies) have changed. As understood, there will be no changes or modifications to the originally approved plan. This request for extension expires on November 28, 2006. Should construction not commence before the end of the six (6) month period, another request for extension would be required to keep the Edwards Aquifer Protection Plan validated.

If you have any questions or require additional information, please contact Amy Burroughs of the Edwards Aquifer Protection Program with the San Antonio Regional Office at 210.403.4073.

Sincerely,



for Glenn Shankle  
Executive Director  
Texas Commission on Environmental Quality

GS/AEB/eg

fc/cc: Mr. Robert A. Copeland, Jr., P.E., Macina, Bose, Copeland & Associates, Inc.  
Mr. Scott Halty, San Antonio Water System  
Ms. Renee Green, Bexar County Public Works  
Mr. Robert J. Potts, Edwards Aquifer Authority  
TCEQ Central Records, MC 212

RD # 09 - 09 - 014

No. 15

DEVELOPMENT SERVICES  
RECEIVED

2009 SEP 10 AM 11:30

Kathleen Hartnett White, *Chairman*  
Larry R. Soward, *Commissioner*  
Martin A. Hubert, *Commissioner*  
Glenn Shankle, *Executive Director*



## TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

*Protecting Texas by Reducing and Preventing Pollution*

November 17, 2006

Mr. Diran Yegparian  
Hometex Corporation  
12118 Valiant Drive Suite 100  
San Antonio, Texas, 78216

Re: Edwards Aquifer, Bexar County  
NAME OF PROJECT: Woodland Manor Block 2, Lot 2 (A.K.A. Huebner Road Project);  
Located at 12000 Huebner Road; San Antonio, Texas  
TYPE OF PLAN: Request for Extension of Time to Commence Regulated Activities  
Authorized by a Water Pollution Abatement Plan (WPAP); 30 Texas Administrative Code  
(TAC) Chapter 213 Edwards Aquifer  
Edwards Aquifer Protection Program File No. 1531.11; Regulated Activity No. RM 03144556;  
Investigation No. 518487

RECEIVED  
NOV 27 2006

Dear Mr. Yegparian:

On November 6, 2006, the Texas Commission on Environmental Quality (TCEQ) received your request for an extension of time to commence regulated activities related to the above referenced WPAP approval. Additional material was received on November 10, 2006. The request has been reviewed for compliance with 30 TAC §213.4(h) and §213.13 which set forth the procedures for requesting an extension of time to commence regulated activities authorized by the approval and was found to be in general agreement with these procedures. Therefore, the request for an extension to the term of approval for the referenced project is granted. A summary of the dates of approval and expiration are as followed.

Date of Original Approval:	November 28, 2000
Date of Expiration:	November 28, 2002
<u>Date Extension Request Received</u>	<u>Date of Extension Expiration</u>
February 11, 2002	May 28, 2003
March 6, 2003	November 28, 2003

RD # 09 - 09 - 014

DEVELOPMENT SERVICES  
RECEIVED

2009 SEP 10 AM 11:30

Mr. Diran Yegharian

Page 2

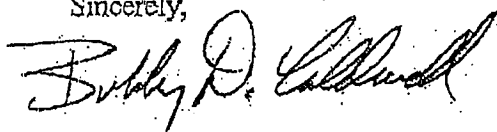
November 17, 2006

November 13, 2003	May 28, 2004
May 19, 2004	November 28, 2004
November 18, 2004	May 28, 2005
May 17, 2005	November 28, 2005
November 22, 2005	May 28, 2006
May 24, 2006	November 28, 2006
November 6, 2006	May 28, 2007

The request and fee were received in compliance with 30 TAC §213.4(h) and §213.13. As indicated in the rules, an extension may not be granted if the proposed regulated activity or approved plan for the regulated activity(ies) have changed. As understood, there will be no changes or modifications to the originally approved plan. This request for extension expires on May 28, 2007. Should construction not commence before the end of the six (6) month period, another request for extension would be required to keep the Edwards Aquifer Protection Plan validated.

If you have any questions or require additional information, please contact Zach Lanfear of the Edwards Aquifer Protection Program with the San Antonio Regional Office at (210) 403-4019.

Sincerely,



Glenn Shankle  
Executive Director  
Texas Commission on Environmental Quality

GS/ZCL/eg

fc/cc: Mr. Robert A. Copeland, Jr., P.E., Macina, Bose, Copeland & Associates, Inc.  
Mr. Scott Halty, San Antonio Water System  
Ms. Renee Green, Bexar County Public Works  
Mr. Robert J. Potts, Edwards Aquifer Authority  
TCEQ Central Records, MC 212

RD # 09 - 09 - 014

DEVELOPMENT SERVICES  
RECEIVED

2009 SEP 10 AM 11:30

Kathleen Hartnett White, *Chairman*  
 Larry R. Soward, *Commissioner*  
 H. S. Buddy Garcia, *Commissioner*  
 Glenn Shankle, *Executive Director*



## TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

*Protecting Texas by Reducing and Preventing Pollution*

June 25, 2007

Mr. Diran Yegparian  
 Hometex Corporation  
 12118 Valiant Drive Suite 100  
 San Antonio, Texas 78216

Re: Edwards Aquifer, Bexar County  
 NAME OF PROJECT: Woodland Manor Block 2, Lot 2 (A.K.A. Huebner Road Project);  
 Located at 12000 Huebner Road; San Antonio, Texas  
 TYPE OF PLAN: Request for Extension of Time to Commence Regulated Activities  
 Authorized by a Water Pollution Abatement Plan (WPAP); 30 Texas Administrative Code  
 (TAC) Chapter 213 Edwards Aquifer  
 Edwards Aquifer Protection Program File No. 1531.12; Regulated Entity No. RN103144556;  
 Investigation No. 560461

Dear Mr. Yegparian:

On May 10, 2007, the Texas Commission on Environmental Quality (TCEQ) received your request for an extension of time to commence regulated activities related to the above referenced WPAP approval. Additional material was received on May 14, 2007. The request has been reviewed for compliance with 30 TAC §213.4(h) and §213.13 which set forth the procedures for requesting an extension of time to commence regulated activities authorized by the approval and was found to be in general agreement with these procedures. Therefore, the request for an extension to the term of approval for the referenced project is granted. A summary of the dates of approval and expiration are as follows.

Date of Original Approval:	November 28, 2000
Date of Expiration:	November 28, 2002
<u>Date Extension Request Received</u>	<u>Date of Extension Expiration</u>
February 11, 2002	May 28, 2003
March 6, 2003	November 28, 2003
November 13, 2003	May 28, 2004

RD # 09 - 09 - 014

REPLY TO: REGION 13 • 14250 JUDSON RD. • SAN ANTONIO, TEXAS 78233-4480 • 210-490-3096 • FAX 210-545-4329

P.O. Box 13087 • Austin, Texas 78711-3087 • 512-239-1000 • Internet address: www.tceq.state.tx.us



DEVELOPMENT SERVICES  
RECEIVED

2009 SEP 10 AM 11:30

Mr. Diran Yegharian

Page 2

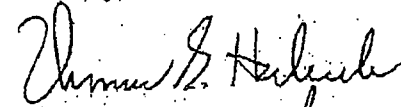
November 17, 2006

May 19, 2004	November 28, 2004
November 18, 2004	May 28, 2005
May 17, 2005	November 28, 2005
November 22, 2005	May 28, 2006
May 24, 2006	November 28, 2006
November 6, 2006	May 28, 2007
May 10, 2007	November 28, 2007

The request and fee were received in compliance with 30 TAC §213.4(h) and §213.13. As indicated in the rules, an extension may not be granted if the proposed regulated activity or approved plan for the regulated activity(ies) have changed. As understood, there will be no changes or modifications to the originally approved plan. This request for extension expires on November 28, 2007. Should construction not commence before the end of the six (6) month period, another request for extension would be required to keep the Edwards Aquifer Protection Plan validated.

If you have any questions or require additional information, please contact Agnieszka Hobson of the Edwards Aquifer Protection Program with the San Antonio Regional Office at (210) 403-4075.

Sincerely,



Glenn Shankle

Executive Director

Texas Commission on Environmental Quality

GS/AMH/eg

fc/cc: Mr. Robert A. Copeland, Jr., P.E., Macina, Bose, Copeland & Associates, Inc.  
Mr. Scott Halty, San Antonio Water System  
Ms. Renee Green, Bexar County Public Works  
Mr. Robert J. Potts, Edwards Aquifer Authority  
TCEQ Central Records, MC 212

RD#09-09-014

No. 17

04/02/2008 12:13 2109797410

MONDYGLOBAL

DEVELOPMENT SERVICES  
RECEIVED

2009 SEP 10 AM 11:30

Buddy Garcia, *Chairman*  
Larry R. Soward, *Commissioner*  
Bryan W. Shaw, Ph.D., *Commissioner*  
Glenn Shankle, *Executive Director*



## TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

*Protecting Texas by Reducing and Preventing Pollution*

December 11, 2007

Mr. Diran Yegparian  
Hometex Corporation  
12118 Valiant, Suite #100  
San Antonio, Texas 78216

Re: Edwards Aquifer, Bexar County  
NAME OF PROJECT: Woodland Manor Block 2, Lot 2 (A.K.A. Huebner Road Project);  
located at 12000 Huebner Road; San Antonio, Texas  
TYPE OF PLAN: Request for Extension of Time to Commence Regulated Activities  
Authorized by a Water Pollution Abatement Plan (WPAP); 30 Texas Administrative  
Code (TAC) Chapter 213 Edwards Aquifer; Edwards Aquifer Protection Program File  
No. 1531.13; Regulated Entity No. RN103144556; Investigation No. 608696

DEC 15 2007

Dear Mr. Yegparian:

On November 9, 2007, the Texas Commission on Environmental Quality (TCEQ) received your request for an extension of time to commence regulated activities related to the above referenced approval. The request has been reviewed for compliance with 30 TAC §213.4(h) and §213.13 which set forth the procedures for requesting an extension of time to commence regulated activities authorized by the approval and was found to be in general agreement with these procedures. Therefore, the request for an extension to the term of approval for the referenced project is granted. A summary of the dates of approval and expiration are as follows:

Date of Original Approval:	November 28, 2000
Date of Expiration:	November 28, 2002
Date Extension Request Received	Date of Extension Expiration
February 11, 2002	May 28, 2003
March 6, 2003	November 28, 2003
November 13, 2003	May 28, 2004
May 19, 2004	November 28, 2004
November 18, 2004	May 28, 2005
May 17, 2005	November 28, 2005
November 22, 2005	May 28, 2006

RD # 09 - 09 - 014

REPLY TO: REGION 13 • 14250 JUDSON RD • SAN ANTONIO, TEXAS 78233-4480 • 210-490-3096 • FAX 210-545-4329

P.O. Box 13087 • Austin, Texas 78711-3087 • 512-239-1000 • Internet address: [www.tceq.state.tx.us](http://www.tceq.state.tx.us)

printed on recycled paper using soy-based ink

Mr. Diran Yegharian  
December 11, 2007  
Page 2

DEVELOPMENT SERVICES  
RECEIVED

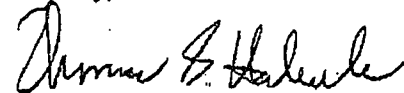
2009 SEP 10 AM 11:30

May 24, 2006	November 28, 2006
November 6, 2006	May 28, 2007
May 10, 2007	November 28, 2007
November 9, 2007	May 28, 2008

The request and fee were received in compliance with 30 TAC §213.4(h) and §213.13. As indicated in the rules, an extension may not be granted if the proposed regulated activity or approved plan for the regulated activity(ies) have changed. As understood, there will be no changes or modifications to the originally approved plan. This request for extension expires on May 28, 2008. Should construction not commence before the end of the six (6) month period, another request for extension would be required to keep the Edwards Aquifer Protection Plan validated.

If you have any questions or require additional information, please contact Javier Anguiano of the Edwards Aquifer Protection Program with the San Antonio Office at (210) 403-4019.

Sincerely,



Glenn Shankle  
Executive Director  
Texas Commission on Environmental Quality

GS/IA/eg

cc: Mr. Robert A. Copeland, Jr., P.E., Macina, Basc, Copeland & Assoc., Inc.  
Mr. Scott Halty, San Antonio Water System  
Ms. Renee Green, P.E., Bexar County Public Works  
Mr. Robert J. Potts, Edwards Aquifer Authority  
TCEQ Central Records, MC 212

RD#09-09-014

No. 18

Buddy Garcia, *Chairman*  
Larry R. Soward, *Commissioner*  
Bryan W. Shaw, Ph.D., *Commissioner*  
Glenn Shankle, *Executive Director*



DEVELOPMENT SERVICES  
RECEIVED

2009 SEP 10 AM 11:30

## TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

*Protecting Texas by Reducing and Preventing Pollution*

June 6, 2008

Mr. Diran Yegparian  
Hometex Corporation  
12118 Valiant, Suite 100  
San Antonio, Texas 78216

Re: Edwards Aquifer, Bexar County  
NAME OF PROJECT: Woodland Manor Block 2, Lot 2, (A.K.A. Huebner Road Project);  
located at 1200 Huebner Road; San Antonio, Texas  
TYPE OF PLAN: Request for Extension of Time to Commence Regulated Activities  
Authorized by a Water Pollution Abatement Plan (WPAP); 30 Texas Administrative Code  
(TAC) Chapter 213 Edwards Aquifer  
Edwards Aquifer Protection Program File No. 1531.14, Investigation No. 679881  
Regulated Entity Number: RN103144556

Dear Mr. Yegparian:

On May 15, 2008, the Texas Commission on Environmental Quality (TCEQ) received your request for an extension of time to commence regulated activities related to the above referenced WPAP approval. The request has been reviewed for compliance with 30 TAC §213.4(h) and §213.13 which set forth the procedures for requesting an extension of time to commence regulated activities authorized by the approval and was found to be in general agreement with these procedures. Therefore, the request for an extension to the term of approval for the referenced project is granted. A summary of the dates of approval and expiration is enclosed.

Date of Original Approval:	November 28, 2000
Date of Expiration:	November 28, 2002
Date Extension Request Received	Date of Extension Expiration
February 11, 2002	May 28, 2003
March 6, 2003	November 28, 2003
November 13, 2003	May 28, 2004
May 19, 2004	November 28, 2004

RD # 09 - 09 - 014

REPLY TO: REGION 13 • 14250 JUDSON RD. • SAN ANTONIO, TEXAS 78233-4480 • 210-490-3096 • FAX 210-545-4329

P.O. Box 13087 • Austin, Texas 78711-3087 • 512-239-1000 • Internet address: [www.tceq.state.tx.us](http://www.tceq.state.tx.us)

DEVELOPMENT SERVICES  
RECEIVED

2009 SEP 10 AM 11:30

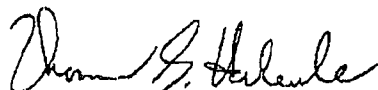
Mr. Diran Yegharian  
June 6, 2008  
Page 2

November 18, 2004	May 28, 2005
May 17, 2005	November 28, 2005
November 22, 2005	May 28, 2006
May 24, 2006	November 28, 2006
November 6, 2006	May 28, 2007
May 10, 2007	November 28, 2007
November 9, 2007	May 28, 2008
May 15, 2008	November 28, 2008

The request and fee were received in compliance with 30 TAC §213.4(h) and §213.13. As indicated in the rules, an extension may not be granted if the proposed regulated activity or approved plan for the regulated activity have changed. As understood, there will be no changes or modifications to the originally approved plan. This request for extension expires on November 28, 2008. Should construction not commence before the end of the six (6) month period, another request for extension would be required to keep the Edwards Aquifer Protection Plan validated.

If you have any questions or require additional information, please contact Stacy Tanner of the Edwards Aquifer Protection Program with the San Antonio Regional Office at (210) 403-4078.

Sincerely,



Glenn Shankle  
Executive Director  
Texas Commission on Environmental Quality

GS/SMT/eg

cc: Mr. Robert A. Copeland, Jr., P.E., Macina, Base, Copeland & Assoc., Inc.  
Mr. Scott Halty, San Antonio Water System  
Ms. Renee Green, P.E., Bexar County Public Works  
Ms. Velma Danielson, Edwards Aquifer Authority  
TCEQ Central Records, MC 212

RD#09-09-014

No. 19

Buddy Garcia, *Chairman*  
Larry R. Soward, *Commissioner*  
Bryan W. Shaw, Ph.D., *Commissioner*  
Mark R. Vickery, P.G., *Executive Director*



DEVELOPMENT SERVICES  
RECEIVED

2009 SEP 10 AM 11:31

## TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

*Protecting Texas by Reducing and Preventing Pollution*

December 17, 2008

Mr. Diran Yegparian  
Homtex Corporation  
12118 Valiant, Suite 100  
San Antonio, Texas 78216

Re: Edwards Aquifer, Bexar County  
NAME OF PROJECT: Woodland Manor Block 2, Lot 2 (known as the Huebner Road Project), located at 12000 Huebner Road, San Antonio, Texas  
TYPE OF PLAN: Request for Extension of Time to Commence Regulated Activities Authorized by a Water Pollution Abatement Plan (WPAP); 30 Texas Administrative Code (TAC) Chapter 213 Edwards Aquifer  
Edwards Aquifer Protection Program ID No. 1531.15, Investigation No. 708739  
Regulated Entity No. RN103144556

Dear Mr. Yegparian:

On November 14, 2008, the Texas Commission on Environmental Quality (TCEQ) received your request for an extension of time to commence regulated activities related to the above referenced approval. The request was reviewed for compliance with 30 TAC §213.4 and §213.13, which set forth the procedures for requesting an extension of time to commence regulated activities authorized by the approval, and was found to be in general agreement with these procedures. Therefore, the request for an extension to the term of approval for the referenced project is granted. A summary of the dates of approval and expiration are as follows:

<u>Date of Original Approval:</u>	November 28, 2000
<u>Date of Expiration:</u>	November 28, 2002
<u>Date Extension Request Received</u>	<u>Date of Extension Expiration</u>
February 11, 2002	May 28, 2003
March 6, 2003	November 28, 2003
November 13, 2003	May 28, 2004
May 19, 2003	November 28, 2004

RD # 09 - 09 - 014

REPLY TO: REGION 13 • 14250 HUDSON RD. • SAN ANTONIO, TEXAS 78233-4480 • 210-490-3096 • FAX 210-545-4329

P.O. Box 13087 • Austin, Texas 78711-3087 • 512-239-1000 • Internet address: [www.tceq.state.tx.us](http://www.tceq.state.tx.us)

printed on recycled paper containing no chlorine

Mr. Diran Yegharian  
Page 2  
December 17, 2008

DEVELOPMENT SERVICES  
RECEIVED

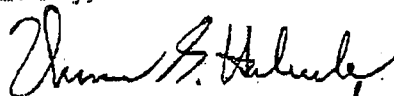
2009 SEP 10 AM 11:31

November 18, 2004	May 28, 2005
May 17, 2005	November 28, 2005
November 22, 2005	May 28, 2006
May 24, 2006	November 28, 2006
November 6, 2006	May 28, 2007
May 10, 2007	November 28, 2007
November 9, 2007	May 28, 2008
May 15, 2008	November 28, 2008
November 14, 2008	May 28, 2009

The request and fee were received in compliance with 30 TAC §213.4(h) and §213.13. As indicated in the rules, an extension may not be granted if the proposed regulated activity or approved plan for the regulated activities has changed. As understood, there will be no changes or modifications to the originally approved plan. This request for extension expires on May 28, 2009. Should construction not commence before the end of the six (6) month period, another request for extension would be required to keep the Edwards Aquifer Protection Plan validated.

If you have any questions or require additional information, please contact Alan G. Jones of the Edwards Aquifer Protection Program of the San Antonio Regional Office at (210) 403-4074.

Sincerely,



Mark Vickery, P.G.  
Executive Director  
Texas Commission on Environmental Quality

MV/AGJ/eg

cc: Mr. Robert A. Copeland, Jr., P.E., Macina, Bose, Copeland & Assoc., Inc.  
Mr. Scott Halty, San Antonio Water System  
Ms. Velma Danielson, Edwards Aquifer Authority  
Ms. Renee Green, P.E., Bexar County Public Works  
TCEQ Central Records, Building F, MC 212

RD#09-09-014

No. 20

Buddy Garcia, *Chairman*  
Larry R. Soward, *Commissioner*  
Bryan W. Shaw, Ph.D., *Commissioner*  
Mark R. Vickery, P.C., *Executive Director*



DEVELOPMENT SERVICES  
RECEIVED

2009 SEP 10 AM 11:31

## TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

*Protecting Texas by Reducing and Preventing Pollution*

July 7, 2009

Mr. Diran Yegparian  
Homestex Corporation  
12118 Valiant, Suite 100  
San Antonio, Texas 78216

Re: Edwards Aquifer, Bexar County  
NAME OF PROJECT: Huebner Road Tract, Located at 12000 Huebner Road, San Antonio, Texas  
TYPE OF PLAN: Request for Extension of Time to Commence Regulated Activities Authorized by a Water Pollution Abatement Plan (WPAP); 30 Texas Administrative Code (TAC) Chapter 213 Edwards Aquifer  
Edwards Aquifer Protection Program File No.: 1531.16; Investigation No.: 747764  
Regulated Entity No: RN103144556

Dear Mr. Yegparian:

On May 19, 2009, the Texas Commission on Environmental Quality (TCEQ) received your request for an extension of time to commence regulated activities related to the above referenced WPAP approval. The request has been reviewed for compliance with 30 TAC §213.4(h) and §213.13 which set forth the procedures for requesting an extension of time to commence regulated activities authorized by the approval and was found to be in general agreement with these procedures. Therefore, the request for an extension to the term of approval for the referenced project is granted. A summary of the dates of approval and expiration is enclosed.

Date of Original Approval:	November 28, 2000
Date of Expiration:	November 28, 2002
Date Extension Request Received	Date of Extension Expiration
February 11, 2002	May 28, 2003
March 6, 2003	November 28, 2003
November 13, 2003	May 28, 2004
May 19, 2003	November 28, 2004

RD # 09 - 09 - 014

REPLY TO: REGION 13 • 14250 JUDSON RD. • SAN ANTONIO, TEXAS 78233-4480 • 210-490-3096 • FAX 210-545-4329

P.O. Box 13087 • Austin, Texas 78711-3087 • 512-239-1000 • Internet address: [www.tceq.state.tx.us](http://www.tceq.state.tx.us)



DEVELOPMENT SERVICES  
RECEIVED

2009 SEP 10 AM 11:31

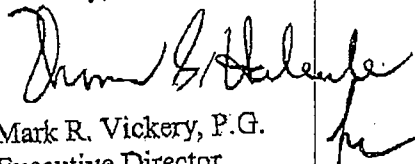
Mr. Diran Yegparian  
July 7, 2009  
Page 2

November 18, 2004	May 28, 2005
May 17, 2005	November 28, 2005
November 22, 2005	May 28, 2006
May 24, 2006	November 28, 2006
November 6, 2006	May 28, 2007
May 10, 2007	November 28, 2007
November 9, 2007	May 28, 2008
May 15, 2008	November 28, 2008
November 14, 2008	May 28, 2009
May 19, 2009	November 28, 2009

The request and fee were received in compliance with 30 TAC §213.4(h) and §213.13. As indicated in the rules, an extension may not be granted if the proposed regulated activity or approved plan for the regulated activity have changed. As understood, there will be no changes or modifications to the originally approved plan. This request for extension expires on November 28, 2009. Should construction not commence before the end of the six (6) month period, another request for extension would be required to keep the Edwards Aquifer Protection Plan validated.

If you have any questions or require additional information, please contact Stacy Tanner of the Edwards Aquifer Protection Program with the San Antonio Regional Office at (210) 403-4078.

Sincerely,

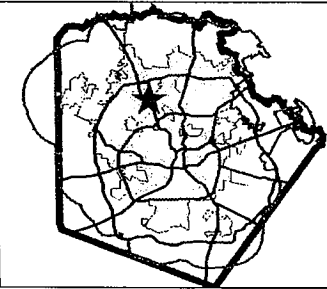
  
Mark R. Vickery, P.G.  
Executive Director  
Texas Commission on Environmental Quality

MRV/smt/

cc: Mr. Robert A. Copeland, Jr., P.E., Macina, Bose, Copeland & Assoc., Inc.  
Mr. Scott Halty, San Antonio Water System  
Ms. Renee Green, P.E., Bexar County Public Works  
Ms. Velma Danielson, Edwards Aquifer Authority

RD # 09 - 09 - 014

# Woodland Manor Project



## Legend

- ☐ Parcels
- ☐ Lakes
- ☐ Military Bases
- ☒ San Antonio City Limits
- ☐ Incorporated Towns
- ☐ Bexar County
- ☐ Bexar Streets
- ☐ Castle Hills

DEVELOPMENT SERVICES  
RECEIVED

2009 SEP 10 AM 11:31

RD # 09 - 09 - 014

No. 21

0 90 180 270 ft.

Map center: 2105290, 13748905

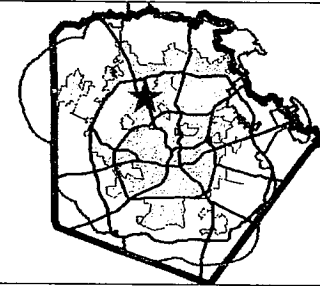


Scale: 1:936

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

Notes: Lot 2, Block 2, NCB 14712

# Woodland Manor Project



## Legend

- ☐ Parcels
- ☐ Lakes
- ☐ Military Bases
- ☒ San Antonio City Limits
- ☐ Incorporated Towns
- ☒ Bexar County
- ☐ Bexar Streets
- ☐ Castle Hills

2009 SEP 10 AM 11:31

RECEIVED  
HILLTOP SERVICES

RD# 09-09-014

0 500 1000 1500 ft.

Map center: 2105417, 13748936



Scale: 1:5,000

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

Item # 19

**CITY OF SAN ANTONIO**  
**Housing & Neighborhood Services Department**

**Interdepartmental Correspondence Sheet**

**TO:** Planning Commissioners

**FROM:** David D. Garza, Director, Housing and Neighborhood Services (HNSD)

**COPIES TO:** Rodrick Sanchez, Director, Planning & Development Services (PDS),  
Fernando De Leon, Assistant Director, PDS, George Rodriguez, Assistant  
Director, Capital Improvements Management Services Department (CIMS),  
Ramon Mendez, Assistant Director, HNSD,  
Steve Hodges, Real Estate Manager, CIMS, Enid Howard, Assistant City  
Attorney, Office of the City Attorney, Richard Collins, Neighborhood  
Renewal Manager, HNSD, Adrian Lopez, Economic Development Manager,  
Center City,  
Richard A. Ramirez, Senior Management Analyst, HNSD, Irene Avina,  
Senior Planner, HNSD, Jesse Quesada, Management Analyst, CIMS

**SUBJECT:** Sale of real property through the Affordable Showcase of Homes Program

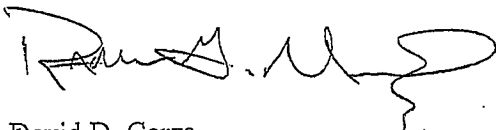
**DATE:** November 23, 2009

Staff is requesting that this item be placed on the consent agenda for the Planning Commission meeting scheduled for December 18, 2009:

Briefing and consideration of a resolution for the sale of thirty-one (31) parcels of city-owned real property, located within the Tierra del Sol subdivision, to the Greater San Antonio Education Foundation (GSAEF) in connection with the City's District 7 Affordable Showcase of Homes (ASOH) Program for the total sum of \$91,500.00.

Please review attached memo for additional history authorizing the sale of city owned real property.

Thank You,



*for* David D. Garza

## City of San Antonio Housing & Neighborhood Services Department

**Briefing and Consideration Case No.: 091218**

Council District: 7

City Council Meeting Date: 01/14/2010

☒ Location Map – Attachment 1

☒ Property Description (Address Plat) – Attachment 2

### Summary:

Briefing and consideration of a resolution to sell City of San Antonio owned real property, legally described as Lots 1-21 (inclusive), Block 20, New City Block 10349, Lots 1-10 (inclusive), Block 21, New City Block 10349, located in City Council District 7 to the Greater San Antonio Education Foundation for a total sum of \$91,500.00 for the public purpose of providing affordable housing in the community in connection with the Affordable Showcase of Homes Program.

### Background Information:

**Applicant:** David D. Garza

**Owner:** City of San Antonio

The Affordable Showcase of Homes program was created to serve as a catalyst for private investment in the revitalization and expansion of housing in the inner city and surrounding neighborhoods. The previous five Affordable Showcase of Homes developments, which include: Arroyo Vista (City Council District 6), Coliseum Oaks (City Council District 2), Villas de Esperanza (City Council District 5), Historic Gardens (City Council District 2), and Pasadena Heights (City Council District 1), have been successful by providing 232 high-quality affordable homeownership opportunities for many families in San Antonio.

As in the previous five Affordable Showcase of Homes projects, Community Development Block Grant (CDBG) funds awarded to the Housing and Neighborhood Services Department (HNSD) are being utilized to fund the following: architectural and engineering services, infrastructure improvements (streets, drainage, water, sewer), landscaping and a park. Construction of infrastructure for the Tierra del Sol Subdivision, began in February 2009 and will be completed in November 2009. The estimated date for completion of the landscaping and park is April of 2010.

When completed, the “Tierra del Sol” Affordable Showcase of Homes project will have developed infrastructure to facilitate 31 single family residential structures and a pocket park on 5.58-acre tract of vacant land located in the western part of San Antonio. The proposed sale of property is approximately 3.44 developable acres which have been platted for 31 lots, as shown in the attached subdivision addressing plat.

The site is bound at the west by the undeveloped Acme Rd., at the north by the undeveloped Maridel St., at the south by multiple undeveloped lots and residential properties to the east of the site. The site is adjacent to the Zarzamora Creek. The public and private investments will convert this property from a Bexar County Appraisal District valuation of \$28,050.00 to over \$3 million in added value to the area in need of revitalization.

The Tierra del Sol ASOH project will be completed in partnership with the Greater San Antonio Builders Association (GSABA) and through its non-profit organization the Greater San Antonio Education Foundation (GSAEF). The 31 platted lots will be sold through and distributed to GASBA’s member builders by a lot drawing process. The individual builders will in turn be responsible for the construction of single family residential homes, and 51% will meet HUD’s affordability guidelines. GSABA/GSAEF will use the proceeds from the sales of the properties to their member builders for the marketing of the homes to prospective low and moderate-income homebuyers. Homes constructed will promote and utilize Build San Antonio Green “Green Building” techniques.

## City of San Antonio Housing & Neighborhood Services Department

### Comments:

If this proposed resolution is not approved, HNSD would not be in compliance with the adopted City Council Ordinance 2009-06-25-0593, Memorandum of Agreement (MOA) that stipulates responsibilities of each organization and necessary steps for the implementation of the Tierra del Sol Affordable Showcase of Homes project.

### Issue:

In order to fulfill the goals of the District 7 Affordable Showcase of Homes Project, 31 lots must be conveyed to our partner, the Greater San Antonio Builders Association/Greater San Antonio Education Foundation. The approval of this resolution will assist the Affordable Showcase of Homes program in its goal to provide affordable homeownership opportunities for low and moderate-income families. Approval of this item would assist in the fulfillment of the City of San Antonio Master Plan Policies, as adopted in May 1997:

Goal 4 "(to) promote the provision of sound and affordable housing to all San Antonians"

Goal 4a which is to "preserve and revitalize housing and promote targeted infill housing in neighborhoods, particularly older neighborhoods located inside Loop 410".

In addition, this effort is consistent with the Housing and Neighborhood Services Department mission statement:

To strategically enhance the quality of life in San Antonio neighborhoods through the development and delivery of revitalization programs and services leveraged by dynamic.

### Fiscal Impact:

There is no Fiscal Impact to the General Fund; however upon completion and sale of all homes to be constructed, the Tierra del Sol Subdivision will increase in taxable value by \$3.4 million. All expenditures associated with this development are utilizing eligible CDBG funds. The City has agreed through an adopted City Council Ordinance MOA, to sell 30 lots for \$3,000.00 each and 1 lot for \$1,500.00 for a total amount of \$91,500.00. The sale of these lots will generate \$91,500.00 in program income which can be expended in the District 7 or future ASOH projects. These expenditures may include but are not limited to costs associated with engineering & architectural services, park and landscape construction or any other expenditure associated with the ASOH project.

Upon approval of the transfer of the lots, GSAEF will then sell 31 lots for \$6,000.00 and 1 lot for \$3,000.00 to GASBA's member builders, who will in turn construct residential homes, of which 51% will meet HUD's affordability guidelines on the city-developed lots. GSAEF/GASBA will use the proceeds of \$183,000.00 from the sale of the lots for implementation of the marketing plan, will include promotional and outreach activities, and associated costs in connection with the Tierra del Sol project.

### Recommendation:

#### STAFF RECOMMENDATION:

☒ Approval

☐ Denial

☐ Alternate Recommendation:

### Comments:

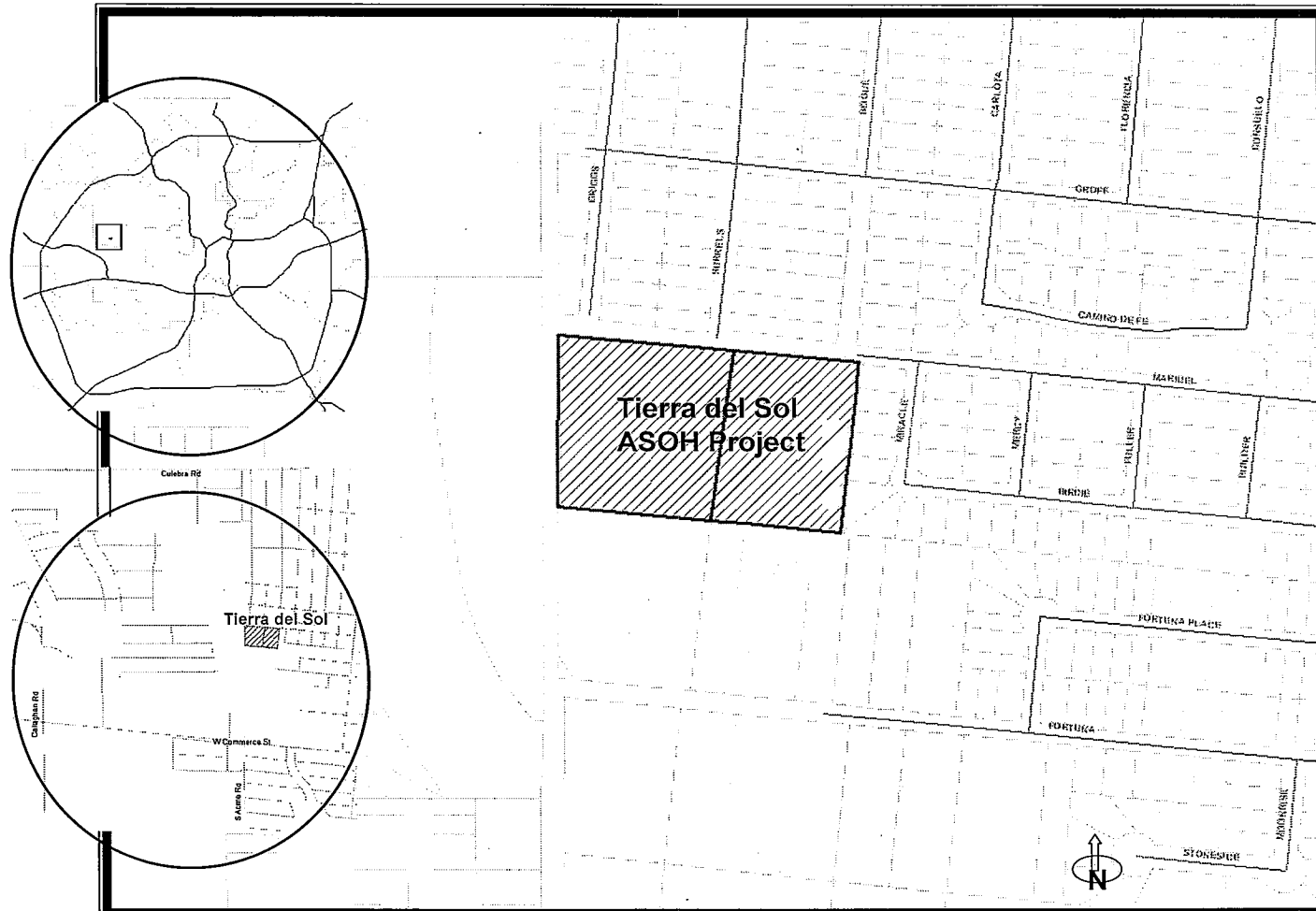
Staff recommends approval of this ordinance/resolution.

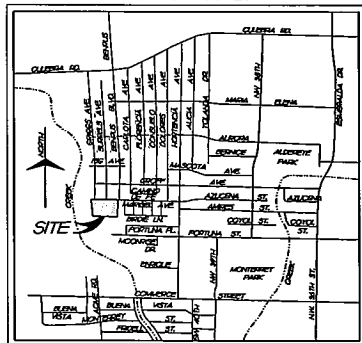
### Housing & Neighborhood Services Department Staff:

David D. Garza  
Richard Collins

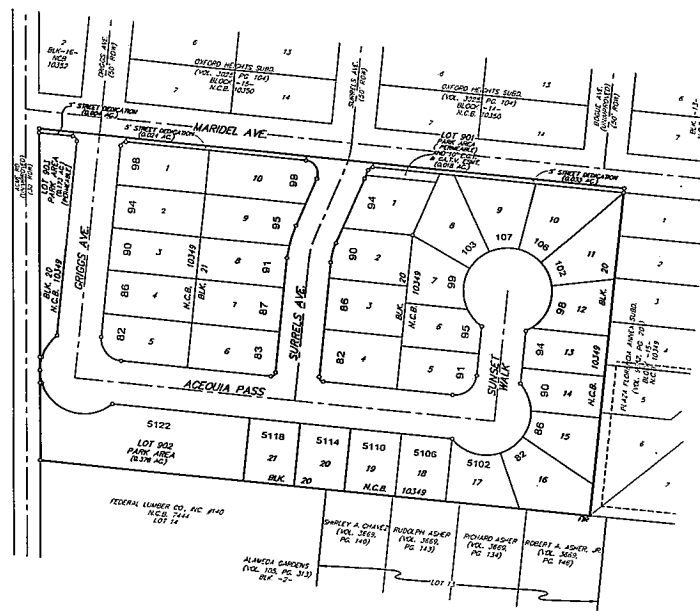
HNSD Director  
Neighborhood Renewal Manager

## City Council District 7 Affordable Showcase of Homes Project





LOCATION MAP  
NOT TO SCALE



NORTH

SCALE: 1"=100'

**POZNECKI**  
**AMARILLO**  
INC.  
ENGINEERING • SURVEYING • ENVIRONMENTAL  
5835 CALLAGHAN RD., SUITE 200  
SAN ANTONIO, TEXAS 78228  
PH: 210/349-3273 FAX: 210/349-4395  
[www.pozcain.com](http://www.pozcain.com)



## **RESOLUTION NO. 091218**

**RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF SAN ANTONIO AUTHORIZE THE SALE OF FEE SIMPLE TITLE OF CITY-OWNED REAL PROPERTY LEGALLY DESCRIBED AS LOTS 1-21 (inclusive), BLOCK 20, NEW CITY BLOCK 10349, LOTS 1-10 (inclusive), BLOCK 21, NEW CITY BLOCK 10349, TO GREATER SAN ANTONIO EDUCATION FOUNDATION FOR A TOTAL SUM OF \$91,500.00.**

**WHEREAS**, the Affordable Showcase of Homes (ASOH) was created in order to promote housing revitalization in inner city neighborhoods and to provide high-quality, affordable homeownership opportunities for lower to moderate income families; and

**WHEREAS**, the City Council approved the acquisition of property on April 12, 2007; and

**WHEREAS**, on June 25, 2009 City Council authorized Housing & Neighborhood Services Department to entered into a Memorandum of Agreement with the Greater San Antonio Builders Association outlining the parties' relationship and responsibilities for the Tierra del Sol Affordable Showcase of Homes project; and

**WHEREAS**, the City Charter requires the City of San Antonio Planning Commission to approve all sales of City owned real property; and

**WHEREAS**, the San Antonio Planning Commission held a public hearing on December 18, 2009 and **APPROVED / DENIED** the sale on December 18; and

**WHEREAS**, the conveyance of the Property serves the public purpose of providing affordable housing in the community;

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO:**

**PASSED AND APPROVED ON THIS 18<sup>th</sup> DAY OF December 2009.**

Approved:

---

Chairperson  
San Antonio Planning Commission

Attest:

---

Executive Secretary  
San Antonio Planning Commission

# **Housing & Neighborhood Services Department**



## **District 7 Affordable Showcase of Homes**

Sale of Real Property

Dec. 18, 2009

Item # XX

1

## **Today's Actions**

- Briefing and consideration of a resolution to sell thirty-one (31) parcels of city-owned real property, located in City Council District 7 to the Greater San Antonio Education Foundation (GSAEF) for a total sum of \$91,500.00

2

## Background Information

### ■ The Affordable Showcase of Homes:

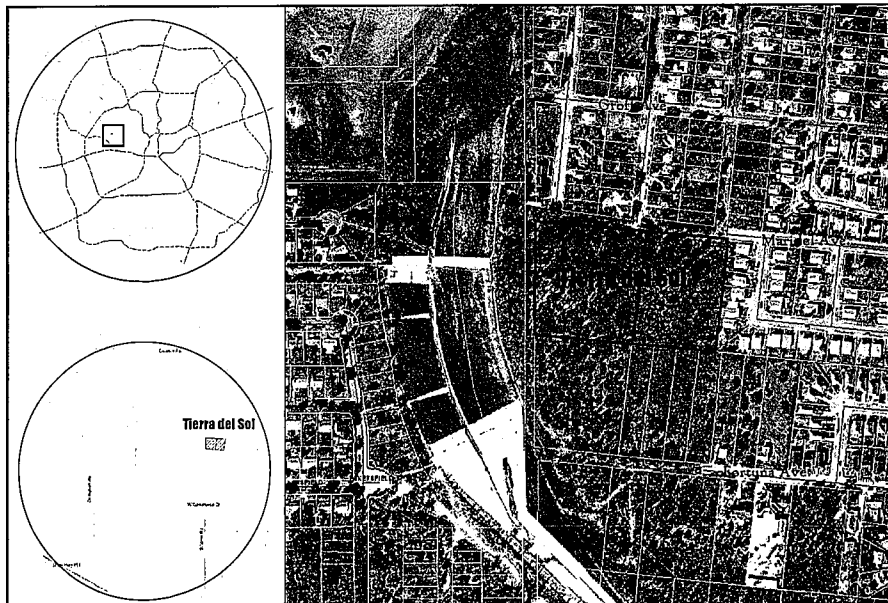
- ◆ Established in 1995
- ◆ Revitalizes inner city neighborhoods
- ◆ Provides high-quality affordable homes
- ◆ 51% of homes must be sold for no more than \$110,000

### ■ Completed projects:

- ◆ Coliseum Oaks (City Council District 2, 1995)
- ◆ Villas de Esperanza (City Council District 5, 1997)
- ◆ Historic Gardens I (City Council District 2, 1997)
- ◆ Pasadena Heights (City Council District 1, 1999)
- ◆ Arroyo Vista (City Council District 6, 2004)

3

## District 7 Affordable Showcase of Homes Project



4

## Background



### ■ Acquisition

- ◆ Planning Commission approved the purchase of property on March 14, 2007; City Council subsequently approved the item on April 12, 2007

### ■ Memorandum of Agreement (MOA)

- ◆ City Council approved an MOA with the Greater San Antonio Builders Association (GSABA) on June 25, 2009
- ◆ The MOA stipulated the responsibilities of each organization and necessary next steps

### ■ Plat Approval

- ◆ Planning Commission approved the subdivision plat on Jan. 14, 2009

5

## Background

### ■ Development

- ◆ Lots will be sold through and distributed to GASBA's member builders
- ◆ Builders will be responsible for the construction of single family residential homes
- ◆ 51% of residential homes constructed will meet HUD's affordability guidelines
- ◆ Proceeds from the sales of the properties to the builders will be used to market the homes



6

## **Recommendation**

- Approval of the resolution authorizing the sale
  - ◆ Resolution will authorize the sale of thirty-one (31) parcels of city-owned real property, located within the Tierra del Sol subdivision to Greater San Antonio Education Foundation in the amount of \$91,500.00 for the purpose of providing affordable housing opportunities

**City of San Antonio Planning and Development Services Department**  
**Plan Amendment Recommendation**

**Plan Amendment Application Case No.: 10003**

*Item #20*

Council District: 2

City Council Meeting Date: **January 21, 2009**

☒ Plan Amendment Map – Attachment 1

☒ Digital Ortho Image – Attachment 2

**Summary:**

Neighborhood/Community/Perimeter Plan: **IH 10 East Perimeter Plan Update**

The applicant requests to amend the Land Use Plan designation from **Light Industrial** land use to **Industrial** land use.

**Background Information:**

**Applicant:** James Griffin of Brown & Ortiz, P.C.

**Owner:** John Sheesley

**Property Location:** Southeast of the intersection of Corner Parkway and Springfield Road, more specifically described by legal description: Lot 2, Block 2, New City Block 10597

**Acreage:** 8.013 acres

**Current Land Use of site:** Vacant

**Adjacent Land Uses:**

N: Vacant Land/ Northeast Loop 410

E: Industrial

S: Industrial

W: Low Density Residential

**Issue:**

**LAND USE ANALYSIS:**

City Council adopted the IH 10 East Corridor Perimeter Plan February 14, 2001. The update, the IH-10 East Perimeter Plan Update, was adopted by City Council March 30, 2008.

The subject property is located southeast of the intersection of Corner Parkway and Springfield Road and adjacent to Northeast Loop 410. It is within the Cornerstone Industrial Park, a Light Industrial distribution center.

The proposed site is currently vacant. Existing surrounding land uses include Low Density Residential and Industrial. The proposed area is surrounded by additional vacant land, a single family home, a City of San Antonio pipeline, two distribution centers, and a gas & welding supplies company.

Light Industrial is the current land use designation. These areas include a mix of light manufacturing uses, office park and limited retail/service uses that serve the industrial uses. These uses should be screened and buffered from adjoining uses. Any outside storage must be under a roof and screened from public view. Examples of light industrial uses include drug laboratories, furniture wholesalers, lumberyards, tamale factories and warehousing.

Industrial is the proposed land use. The applicant is seeking this particular designation to allow for the development of an emergency fuel provider and storage facility known as Redi-Fuel. Industrial includes heavy manufacturing, processing and fabricating businesses. The IH 10 East Perimeter Plan Update encourages these uses to be located at arterials, expressways, and railroad line. Additionally, the Update states this use should be separated from residential uses by a significant buffer.

The requested land use change is compatible, based upon information stated in the IH 10 East Corridor Perimeter Plan, which states, "The Cornerstone Industrial Park, which is currently a vacant land tract

**City of San Antonio Planning and Development Services Department**  
**Plan Amendment Recommendation**

located at the intersection of Loop 410 and IH 10 East and has the potential to be developed into a major distribution center (p 28)." Many Industrial uses are presently located in this area. Additionally, RediFuel would be able to utilize a Hazardous Materials Route. This route, located along Loop 410 and I 10 East, will be accessible to delivery trucks. Relocating this facility would lessen traffic from BAMC and current BRAC construction, both located on the Fort Sam Houston Post. It will be located within in an Industrial area, thus minimizing congestion and traffic intrusion into residential neighborhoods while transporting.

Based upon information identified in the IH 10 East Corridor Perimeter Plan and an analysis of surrounding land uses, staff recommends that an Industrial land use designation is compatible for this site.

☐ Minimal Impact    ☒ Impact can be mitigated    ☐ Significant Impact - Incompatible Land Use

**TRANSPORTATION/INFRASTRUCTURE ANALYSIS:**

Northeast Loop 410 is a freeway. Corner Parkway is a collector.

☒ Minimal Impact    ☐ Impact can be mitigated    ☐ Significant Impact to Transportation Capacity

**COMMUNITY FACILITIES ANALYSIS:**

None.

☒ Minimal Impact    ☐ Impact can be mitigated    ☐ Significant Impact to Facilities Capacity

**Recommendation:**

**STAFF RECOMMENDATION:**

☒ Approval    ☐ Denial    ☐ Alternate Recommendation:

The subject parcel is situated within the Cornerstone Industrial Park, which has developed into a distribution center. Due to neighboring land uses within the Cornerstone Industrial Park and information in the adopted Plan and update, staff recommends a future land use designation of Industrial for this parcel.

**PLANNING COMMISSION RECOMMENDATION:**

Meeting & Public Hearing Date: December 18, 2009

☐ Approval    ☐ Denial    ☐ Resolution Attached

Newspaper Publication Date of Public Hearing: 11/25/2009

No. Notices mailed 10 days prior to Public Hearing: 2- Neighborhood Associations, 8-Property Owners, 34- Planning Team Members, and 2-Community Members

Registered Neighborhood Association(s) Notified: Eastgate Neighborhood Association, Highland Farms Neighborhood Association

**ZONING COMMISSION SUPPLEMENTAL INFORMATION:**

Z2010012 S

Current Zoning District: I-1

Proposed Zoning District: I-2 S

Zoning Commission Public Hearing Date: 12/15/2009

☐ Approval    ☐ Denial

**Planning and Development Services Department Staff:**

Roderick Sanchez, AICP CBO

Director

Patrick B. Howard, AICP

Assistant Director

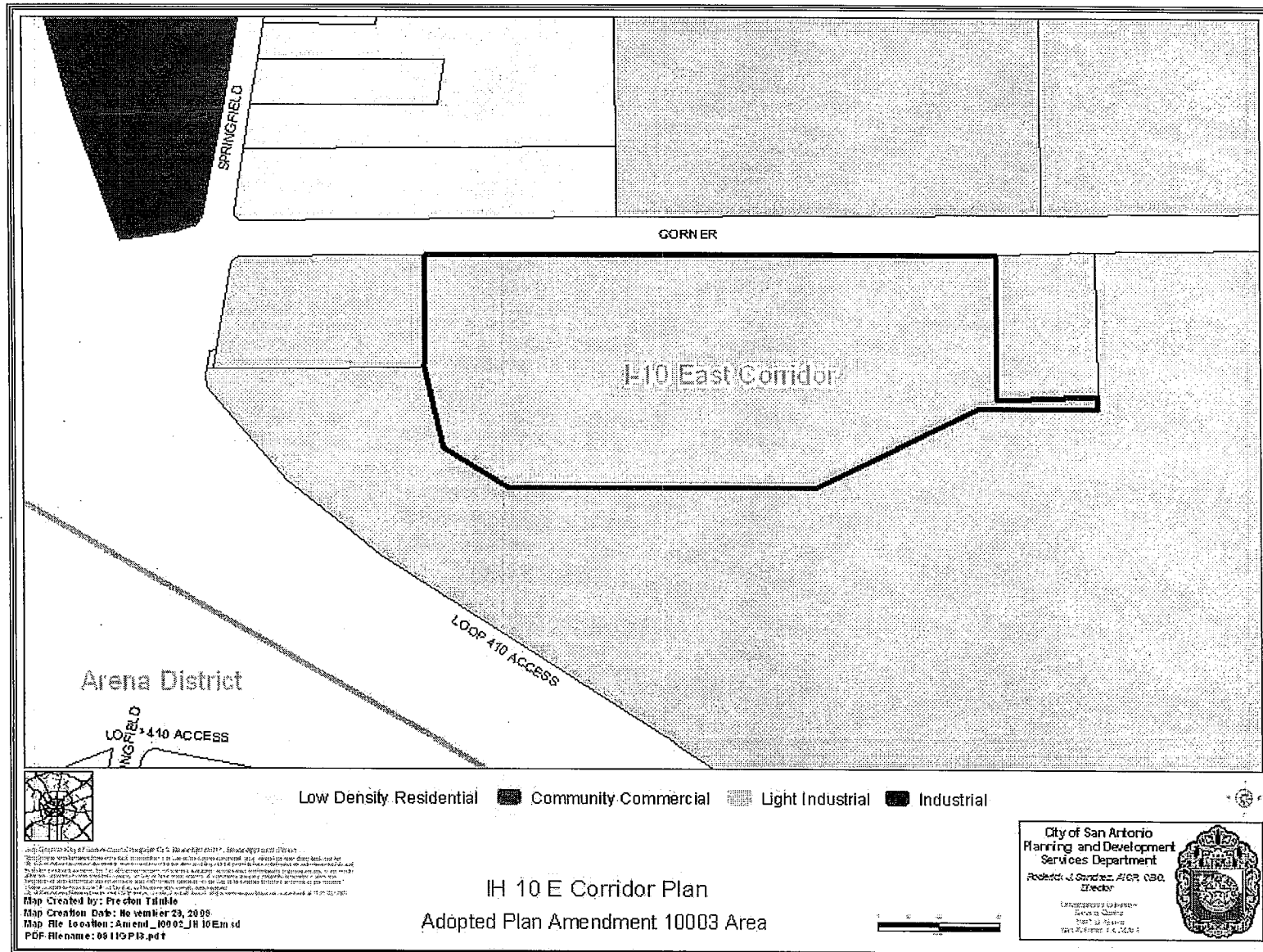
Andrea Gilles

Interim Planning Manager

Case Manager: Loretta N. Olson

Senior Planner

Phone No.: 207-7919





SPRINGFIELD

CORNER

I-10 East Corridor

LOOP 410 ACCESS

Arena District

LOOP 410 ACCESS

Low Density Residential Community Commercial Light Industrial Industrial

IH 10 E Corridor Plan

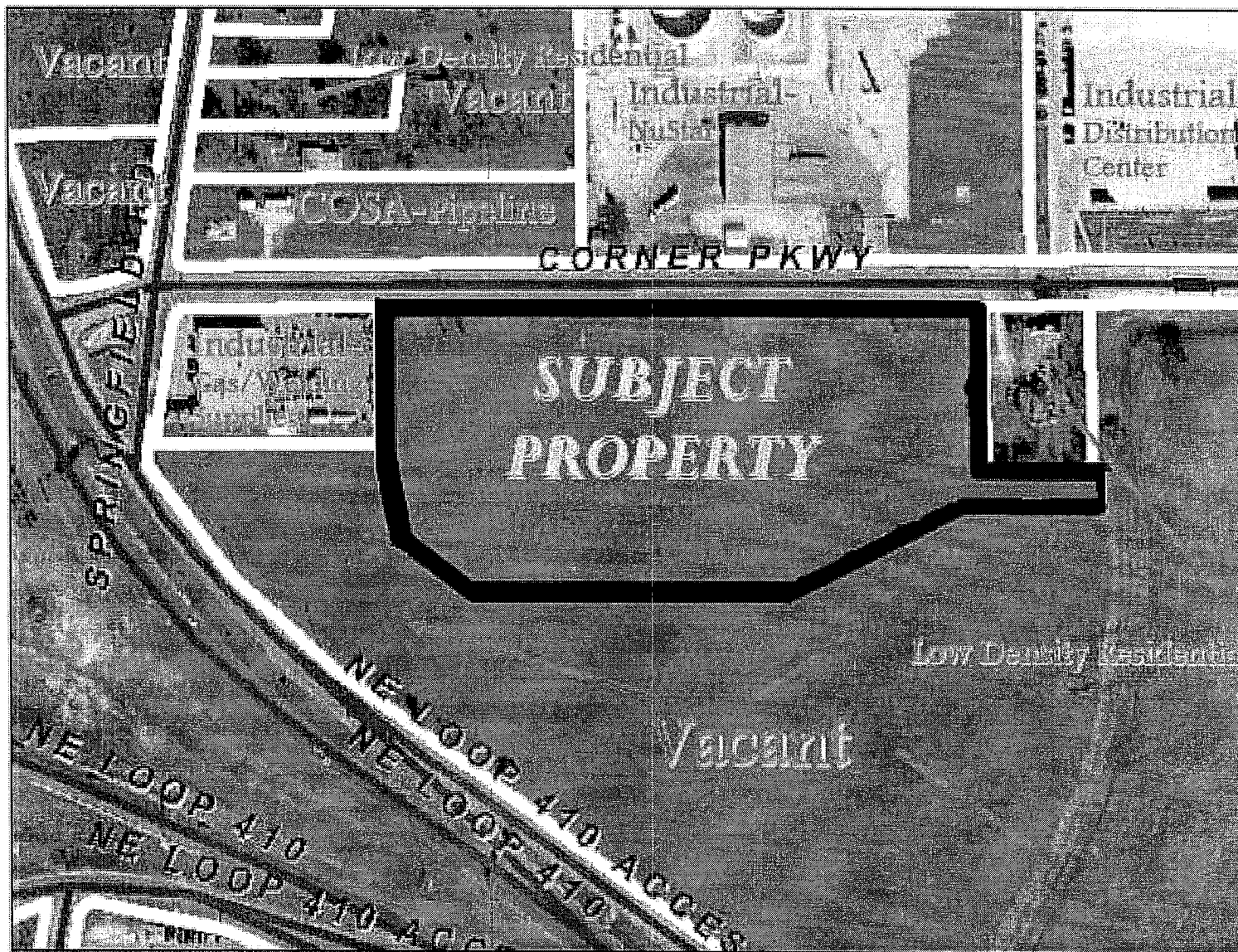
Proposed Plan Amendment 10003 Area

City of San Antonio  
Planning and Development  
Services Department  
Rodolfo J. Sanchez, AICP, CAS, Director

Map Created By: Freida Tundia  
Map Creation Date: November 28, 2008  
Map File Location: Amend\_10003\_IH 10 E.mxd  
PDF File Name: 08110314.pdf

City of San Antonio  
Planning and Development  
Services Department  
Rodolfo J. Sanchez, AICP, CAS, Director

Map Creation Date: November 28, 2008  
Map File Location: Amend\_10003\_IH 10 E.mxd  
PDF File Name: 08110314.pdf



## RESOLUTION NO.

**RECOMMENDING TO APPROVE / DENY THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE IH 10 EAST PERIMETER PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM LIGHT INDUSTRIAL LAND USE TO INDUSTRIAL LAND USE FOR AN AREA OF APPROXIMATELY 8.013 ACRES LOCATED SOUTHEAST OF THE INTERSECTION OF CORNER PARKWAY AND SPRINGFIELD ROAD, MORE SPECIFICALLY DESCRIBED BY LEGAL DESCRIPTION: LOT 2, BLOCK 2, NEW CITY BLOCK 10597.**

**WHEREAS**, City Council approved the IH 10 East Corridor Perimeter Plan as an addendum to the Master Plan on February 14, 2001; City Council approved the renamed update, the IH 10 East Perimeter Plan, on March 20, 2008

**WHEREAS**, the May 3, 2001 Unified Development Code requires consistency between zoning and the Master Plan as specified in Sections 35-105, 35-420 (h), and 35-421 (d) (3); and

**WHEREAS**, Chapter 213.003 of the Texas Local Government Code provides that the Master Plan may be amended by ordinance following a public hearing and review by the Planning Commission; and

**WHEREAS**, the San Antonio Planning Commission held a public hearing on December 18, 2009 and **APPROVED / DENIED** the amendment on December 18; and

**WHEREAS**, the San Antonio Planning Commission has considered the effect of this amendment to the Master Plan as it pertains to land use intensity, compatibility, community facilities, and the transportation network and found the amended plan to be **CONSISTENT / INCONSISTENT** with City policies, plans and regulations and in conformance with the *Unified Development Code*, Section 35-420, therefore meeting all requirements; and

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO:**

SECTION 1: The amendment to the IH 10 East Perimeter Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for **APPROVAL / DENIAL** as an amendment to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 18th DAY OF DECEMBER 2009.

Attest:

Approved:

---

Executive Secretary  
San Antonio Planning Commission

---

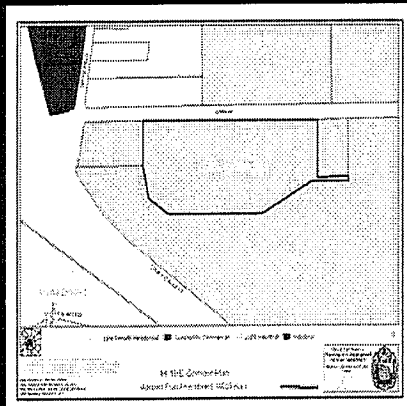
Amelia Hartman, Vice Chair  
San Antonio Planning Commission

# Master Plan Amendment 10003 IH 10 East Perimeter Plan Update

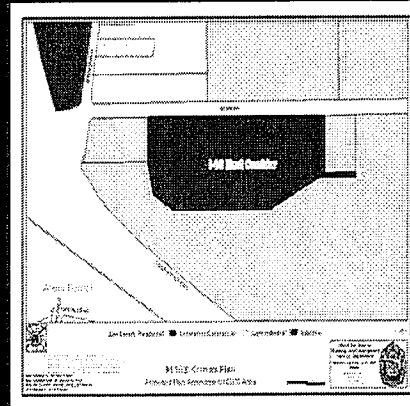
Agenda Item No.  
Planning Commission  
December 18, 2009

## Amendment 10003

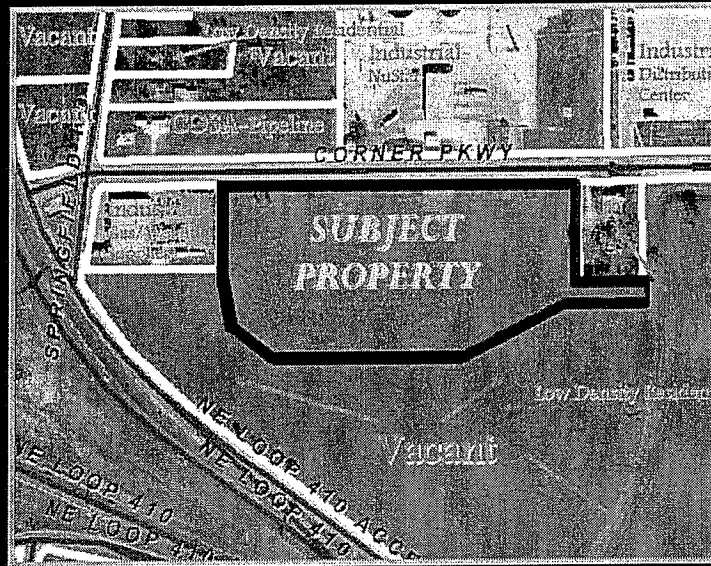
Plan as adopted:



Proposed amendment:



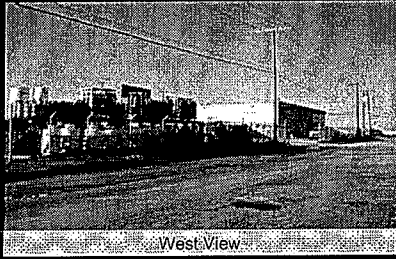
## Land Use



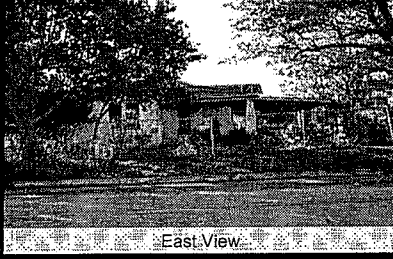
## Subject Property



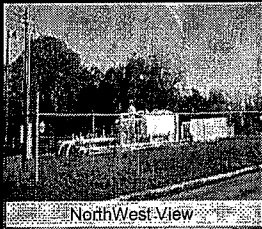
## Subject Views



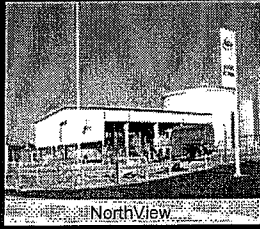
West View



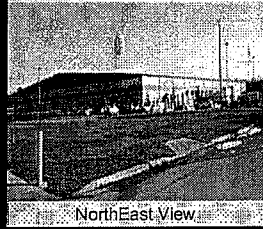
East View



North West View



North View



North East View

SAN ANTONIO PLANNING COMMISSION  
RESOLUTION NO. \_\_\_\_\_

A RESOLUTION RE-APPOINTING MEMBERS TO THE  
PLANNING COMMISSION TECHNICAL ADVISORY  
COMMITTEE FOR A TWO YEAR TERM.

\* \* \* \* \*

**BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO:**

**Section 1.** Bob Liesman is re-appointed to the Planning Commission Technical Advisory Committee as a Planning Commission member, with a term to expire April 27, 2011.

**Section 2.** Erika Jucknies Blythe is re-appointed to the Planning Commission Technical Advisory Committee as a Planning Commission member, with a term to expire April 27, 2011.

**Section 3.** Susan Wright is re-appointed to the Planning Commission Technical Advisory Committee as a Planning Commission member, with a term to expire April 27, 2011.

**Section 4.** Lewis Fisher is re-appointed to the Planning Commission Technical Advisory Committee as a Planning Commission member, with a term to expire April 27, 2011.

**PASSED AND APPROVED THIS 18<sup>th</sup> DAY OF DECEMBER 2009.**

APPROVED:

\_\_\_\_\_  
Amy Hartman  
Vice Chair

ATTEST: \_\_\_\_\_  
Executive Secretary

SAN ANTONIO PLANNING COMMISSION  
RESOLUTION NO. \_\_\_\_\_

A RESOLUTION APPOINTING A MEMBER TO THE  
PLANNING COMMISSION TECHNICAL ADVISORY  
COMMITTEE FOR A TWO YEAR TERM.

\* \* \* \* \*

**BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN  
ANTONIO:**

**Section 1.** \_\_\_\_\_ is appointed to the Planning Commission Technical Advisory  
Committee as a Planning Commission member, with a term to expire April 27, 2011.

**PASSED AND APPROVED THIS 18<sup>th</sup> DAY OF DECEMBER 2009.**

APPROVED:

\_\_\_\_\_  
Chair

ATTEST: \_\_\_\_\_  
Executive Secretary



**P/C AGENDA FOR December 18, 2009**

Item Number	Plat Name	Company	Owner Information
5A & 6	Dove Canyon Subdivision	Lost Spurs Development Inc	Donald L. Hudgins, Jr.
5B & 7	Smithson Valley Subdivision	Burdick Custom Homes	Art Burdick
8	Lariat Canyon Business Park	Lariat Canyon Management LLC	Luis Davis
9	Vista Pointe	BCB Encino Holdings LTD	JL Guerra, Jr.
10	Canyon Road PUD	Lost Spurs Development Inc	Donald L. Hudgins, Jr.
11	Pinnacle Montessori School	Pinnacle Montessori LLC	Alex Freeman
12	Alamo Ranch Unit 22B	Continental Homes of Texas LP	Christopher Linhorst
13	River Rock Ranch Unit 2 PUD	Green Land Ventures LTD	Dana Green
14	KB Culebra Unit 3A PUD	KB Home	Joseph C Hernandez